

**CITY OF FRISCO, TEXAS**

**ORDINANCE NO. 97-02-17**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FRISCO, TEXAS DESIGNATING A CERTAIN AREA AS REINVESTMENT ZONE NUMBER ONE, CITY OF FRISCO, TEXAS (TAX INCREMENT REINVESTMENT ZONE); ESTABLISHING A BOARD OF DIRECTORS FOR SUCH REINVESTMENT ZONE AND OTHER MATTERS RELATING THERETO; PROVIDING A CLAUSE RELATING TO SEVERABILITY AND PROVIDING FOR AN EFFECTIVE DATE.**

WHEREAS, the City Council of the City of Frisco, Texas (the "City"), desires to promote the development of a certain contiguous geographic area within its jurisdiction by the creation of a reinvestment zone, as authorized by the Tax Increment Financing Act, Chapter 311 of the Texas Tax Code, Vernon's Texas Codes Annotated (the "Act"); and

WHEREAS, in compliance with the Act, the City has called a public hearing to hear public comments on the creation of the proposed reinvestment zone and its benefits to the City and the property in the proposed reinvestment zone; and

WHEREAS, in compliance with the Act, notice of such public hearing was published in the Frisco Enterprise, a paper of general circulation in the City, such publication date being not later than seven (7) days prior to the date of the public hearing; and

WHEREAS, such hearing was convened at the time and place mentioned in the published notice, to wit, on the February 18, 1997 at 6:30 p.m., in the Council Chamber of the City of Frisco, Texas, which hearing was then continued on February 19, 1997 at 7:00 p.m., in the Council Chamber of the City of Frisco, Texas, and then closed; and

WHEREAS, at such hearing the City invited and allowed to speak any interested person, or his representative, to appear and contend for or against the creation of the reinvestment zone, the boundaries of the proposed reinvestment zone, whether all or part of the territory which is described by the metes and bounds description attached hereto as Exhibit "A" and depicted in the map attached hereto as Exhibit "B" should be included in such proposed reinvestment zone, the concept of tax increment financing and the appointment of a board of directors for the proposed reinvestment zone; and

WHEREAS, all owners of property located within the proposed reinvestment zone and all other taxing units and other interested persons were given the opportunity at such public hearing to protest the creation of the proposed reinvestment zone and/or the inclusion of their property in such reinvestment zone; and

WHEREAS, the proponents of the reinvestment zone offered evidence, both oral and documentary, in favor of all of the foregoing matters relating to the creation of the reinvestment zone, and opponents, if any, of the reinvestment zone appeared to contest creation of the reinvestment zone.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FRISCO, TEXAS:

Section 1. The City Council of the City finds the facts and recitations contained in the preamble of this ordinance are true and correct.

Section 2. The City Council, after conducting such hearing and having heard such evidence and testimony, makes the following findings and determinations based on the evidence and testimony presented to it:

- (a) The public hearing on adoption of the reinvestment zone has been properly called, held and conducted and that notice of such hearing has been published as required by law and delivered to all taxing units that levy taxes within the territory inside the proposed reinvestment zone.
- (b) Creation of the proposed reinvestment zone with boundaries as described in Exhibits "A" and "B" will result in benefits to the City, its residents and property owners, in general, and to the property, residents and property owners in the reinvestment zone.
- (c) The reinvestment zone, as defined in Exhibits "A" and "B", meets the criteria for the creation of a reinvestment zone set forth in the Act in that:
  - (1) It is a contiguous geographic area located wholly within the corporate limits of the City.
  - (2) The area is predominantly open and because of deterioration of site improvements, inadequate drainage and lack of infrastructure and other facilities that would enable or attract development or redevelopment of the area, substantially impairs or arrests the sound growth of the City.
- (d) Ten (10) percent or less of the property in the proposed reinvestment zone, excluding property dedicated to public use, is used for residential purposes, which is defined in the Act as any property occupied by a house which has less than five living units.
- (e) The total appraised value of all taxable real property in the proposed reinvestment zone according to the most recent appraisal rolls of the City, together with the total

appraised value of taxable real property in all other existing reinvestment zones within the City, according to the most recent appraisal rolls of the City, does not exceed 15 percent of the current total appraised value of taxable real property in the City and in the industrial districts created by the City, if any.

- (g) The improvements in the reinvestment zone will significantly enhance the value of all taxable real property in the reinvestment zone and will be of general benefit to the City.
- (h) The development or redevelopment of the property in the proposed reinvestment zone will not occur solely through private investment in the reasonable foreseeable future.

Section 3. The City creates a reinvestment zone over the area described by the metes and bounds in Exhibit "A" attached hereto and depicted in the map attached hereto as Exhibit "B" and such reinvestment zone shall hereafter be identified as Reinvestment Zone Number One, City of Frisco, Texas (Tax Increment Reinvestment Zone) (the "Zone" or "Reinvestment Zone").

Section 4. There is established a board of directors for the Zone which shall consist of ten (10) members. The board of directors of the Reinvestment Zone shall be appointed as follows:

- (a) Seven members shall be appointed by the City Council, and each of the governing bodies of the following taxing units which levies taxes on real property in the Zone (Collin County, Frisco Independent School District and Collin County Community College District) may each appoint one (1) member to the board; provided, however that if a taxing unit waives its rights to appoint a member of the board, the City may appoint such member instead. The initial board of directors will be appointed by the governing bodies of the City and the taxing units as provided herein no later than sixty (60) days after the passage of this ordinance. All members appointed to the board of directors shall meet the eligibility requirements as set forth in the Act.
- (b) The term of each member of the board of directors will be two years. The City Council will designate a member of the board to serve as chairman of the board of directors and the board will elect from its members a vice chairman and other officers as it sees fit.
- (c) The board of directors will make recommendations to the City Council concerning the administration of the Zone. It shall prepare and adopt a project plan and Reinvestment Zone financing plan for the Zone and must submit such plans to the City Council for its approval. The board of directors shall possess all powers necessary to prepare, implement and monitor such project plans for the

Reinvestment Zone as the City Council considers advisable, including the submission of an annual report on the status of the Zone.

Section 5. The Zone shall take effect on January 1, 1998, and that the termination of the Zone shall occur on December 31, 2038, or at an earlier time designated by the subsequent ordinance of the City Council in the event the City determines that the Zone should be terminated due to insufficient private investment, accelerated private investment or other good cause, or at such time as all project costs and tax increment bonds, if any, and the interest thereon, have been paid in full.

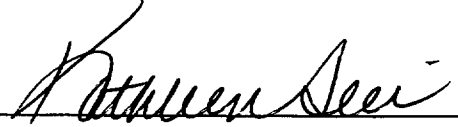
Section 6. The Tax Increment Base for the Zone, which is the total appraised value of all taxable real property located in the Zone, is to be determined as of January 1, 1997, the year in which the Zone was designated the Reinvestment Zone.

Section 7. There is created and established a Tax Increment Fund for the Zone which may be divided into such subaccounts as may be authorized by City, into which all Tax Increments, less any of the amounts not required to be paid into the Tax Increment Fund pursuant to the Act, are to be deposited. The Tax Increment Fund and any subaccounts are to be maintained in an account at the depository bank of the City and shall be secured in the manner prescribed by law of Texas cities. In addition, all revenues from the sale of any tax increment bonds and notes hereafter issued by the City, revenues from the sale of any property acquired as part of the tax increment financing plan and other revenues to be dedicated to and used in the Zone shall be deposited into such fund or subaccount from which money will be disbursed to pay project costs for the Zone or to satisfy the claims of holders of tax increment bonds or notes issued for the Zone.

Section 8. If any section, paragraph, clause or provision of this ordinance shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause or provision shall not affect any of the remaining provisions of this ordinance.

Section 9. This Ordinance is effective on the date of passage by the City Council of the City.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF FRISCO, TEXAS, on this 19th day of February, 1997.


  
KATHLEEN A. SEEI, Mayor

ATTESTED TO:

  
NAN PARKER, City Secretary



APPROVED AS TO FORM:

  
ABERNATHY, ROEDER, ROBERTSON  
& JOPLIN, P.C.  
RICHARD M. ABERNATHY  
D. KAY WOODS  
City Attorneys

Northeasterly with said curve, an arc distance of 578.95 feet to a ½" iron rod found for the beginning of a reverse curve to the left, having a central angle of 60° 35' 15", a radius of 1050.00 feet and a chord bearing and distance of North 40° 37' 00" East, 1059.31 feet;  
Northeasterly with said curve, an arc distance of 1110.32 feet to a ½" iron rod found for the southwest corner of a 9.30 acre tract of land described in deed to 15% Guaranteed Plus Land Income Fund, Ltd. recorded in Volume 3226, Page 911 of the Land Records of Collin County, Texas;

THENCE with the Southwest line of the said 9.30 acre tract, South 43° 56' 34" East, a distance of 220.10 feet to a ½" iron rod found for corner;

THENCE with the South line of said 9.30 acre tract, North 89° 51' 07" East, a distance of 329.97 feet to a ½" iron rod found in the West line of a 231.113 acre tract of land described in deed to The Rudman Partnership recorded in Volume 2492, Page 923 of the Land Records of Collin County, Texas;

THENCE with the Westerly lines of the said 231.113 acre tract, the following courses and distances to wit:

South 00° 20' 16" West, a distance of 317.72 feet to a ½" iron rod found for corner;  
South 89° 13' 41" West, a distance of 520.13 feet to a ½" iron rod found for corner;  
South 01° 01' 45" East, a distance of 1198.52 feet to a 1" iron rod found for corner;  
South 89° 44' 39" East, a distance of 484.64 feet to a ½" iron rod found for corner;  
South 00° 54' 59" East, a distance of 1086.38 feet to a ½" iron rod found for corner;  
South 89° 18' 33" West, a distance of 1337.35 feet to the POINT OF BEGINNING and containing 66.8820 acres of land.

**EXHIBIT A**

**Meets and Bounds Description of**

**Tax Increment Financing Reinvestment Zone Number One  
City of Frisco, Texas**

(see attached)

**City of Frisco  
Denton & Collin Counties  
Texas**

**Frisco Tax Increment Reinvestment Zone #1  
Metes and Bound Property Descriptions**



**EXHIBIT "A"**

**City of Frisco  
Denton & Collin Counties  
Texas**

**Proposed Tax Increment Reinvestment Zone  
Property Description and Acerages**

<b>TRACT LABEL</b>	<b>DESCRIPTION OF PROPERTY</b>	<b>AREA (ACRES)</b>
A	Gaylord Property\General Growth (Mall Site, etc.)	718.0067
B	High School Area on Parkwood Blvd.	66.8820
C	City Park on Parkwood Blvd.	Combined w/ Above
D	City Park on Hillcrest Road	3.7
E	School Site on Hillcrest/Preston Vineyard Drive	9.542
F	North Dallas Toll Road SH121 North to FM720	131.63
	{Portion to be added once annexed}	{36.16}
G	North Dallas Toll Road FM720 North to US380	{183.61}
	{Entire Tract to be added once annexed}	
H	FM720 (Main Street, etc.)	22.66
	SH289 West to Toll Road	
I	SH289 (Preston Road)	77.25
	SH121 North to FM 720	
J	Lebanon Road - 400 feet East of SH289	9.047
	West to crossing SH289 to Toll Road	
	{Portion to be added once annexed}	{7.123}
K(a)	Combination of 5th and Parkwood to FM720- Northern Portion	3.31
K(b)	Parkwood Blvd.-Intersect with S. 5th St. to Lebanon Rd.-Center Portion	17.99
	SH121 North to FM720	
K(c)	Parkwood Blvd.-From Lebanon Rd. to Opubco Property Line-Southern Portion Outside Opubco	{12.854}
	{Entire Tract to be added once annexed}	
L	Collin County Community College Area on Wade Blvd.	111.643
M	Wade Blvd. SH289 East to College Parkway	9.52
N	Warren Parkway - SH289 to Ohio Drive/ Ohio Drive - Warren Parkway to SH121	11.70
O	SH121 - North Dallas Tool Road to SH289	10.15
	<b>Total Acreage in TIRZ:</b>	<b>1,203.0307</b>
	<b>Total Acerage After Additional {Annexation}:</b>	<b>1,442.7777</b>

**CITY OF FRISCO  
TRACT NO. A**

**FIELD NOTES  
OPUBCO TRACT  
718.0067 ACRES**

BEING a tract of land out of the Jabez Degman Survey, Abstract 279, the Collin County School Land Survey, Abstract 149, the Stephen Coombs Survey, Abstract 218 and the Garland A. Martin Survey, Abstract 604 in the City of Frisco, Collin County, Texas and being part of the tracts of land described in deed to OPUBCO Properties, Inc., recorded in Volume 1471, Page 1, Volume 1523, Page 23, Volume 2111, Page 516, Volume 2712, Page 848, Volume 2744, Page 471, and Volume 2939, Page 603, and Volume 3234, page 325 of the Land Records of Collin County, Texas and being more particularly described as follows:

BEGINNING at a concrete highway monument found in the West Right-Of-Way line of State Highway 289 (Preston Road) and for the Northerly corner of the corner clip at the Northwest corner intersection of State Highway 289 and State Highway 121 from which a concrete monument bears South  $02^{\circ} 48' 46''$  East, 4.16 feet;

THENCE with the said corner clip, South  $31^{\circ} 58' 07''$  West, a distance of 66.80 feet to a  $5/8$ " iron rod set with a red plastic cap stamped "PBS&J INC" (hereinafter called  $5/8$ " iron rod set) in the new North Right-Of-Way line of said State Highway No. 121 (a variable width ROW) for the Northeast corner of 4.5496 acre tract of land described in deed to the State of Texas, recorded in Collin County Clerks' File No. 92-0034038 of the Lane Records of Collin County, Texas;

THENCE with the said new North Right-Of-Way line of State Highway 121, the North line of said 4.5496 acre tract and the North line of a 3.0590 acre tract of land described in deed to the State of Texas, recorded in Collin County Clerk's File No. 93-0051971 of the Land Records of Collin County, Texas, the following courses and distances to wit:

South  $63^{\circ} 53' 49''$  West, a distance of 1518.19 feet to a  $1/2$ " iron rod found for corner;  
South  $63^{\circ} 56' 15''$  West, a distance of 527.39 feet to a  $5/8$ " iron rod set for corner;  
South  $65^{\circ} 10' 55''$  West, a distance of 323.89 feet to a aluminum highway monument found for corner;  
South  $67^{\circ} 00' 32''$  West, a distance of 396.12 feet to a  $1/2$ " iron rod found for corner;  
South  $69^{\circ} 33' 19''$  West, a distance of 608.14 feet to a aluminum highway monument found;  
South  $18^{\circ} 23' 25''$  East, a distance of 100.41 feet to a  $5/8$ " iron rod set in the old right-of-way line of State Highway No. 121 for the beginning of a non-tangent curve to the right, having a central angle of  $00^{\circ} 19' 25''$ , a radius of 11365.27 feet and a chord bearing and distance of South  $71^{\circ} 14' 10''$  West, 64.21 feet;

THENCE Southwesterly, with said old north right-of-way line, and with said curve, an arc distance of 64.21 feet to a  $5/8$ " iron rod set for corner;

THENCE continuing with the old Right-Of-Way line of State Highway No. 121, South  $71^{\circ} 23' 53''$

West, a distance of 35.82 feet to a 5/8" iron set for corner for the Southeast corner of a 5.0339 acre tract of land described in deed to the State of Texas, recorded in Collin County Clerk's File No. 93-0054970 of the Land Records of Collin County, Texas;

THENCE leaving said old Right-Of-Way line, and with the Northeast line of said 5.0339 acre tract, North 18° 23' 25" West, a distance of 100.20 feet to a 5/8" iron rod set in the new Right-Of-Way line of State Highway No. 121;

THENCE with said new Right-Of-Way line and the North line of said 5.0339 acre tract, South 71° 23' 53" West, a distance of 1965.26 feet to 1/2" iron rod found the East Right-Of-Way line of the Dallas North Tollway (300' ROW) as described in deed to the City of Frisco, Texas, recorded in Collin County Clerk's File No. 94-0048735 and 94-0048736 of the Land Records of Collin County, Texas;

THENCE with said East Right-Of-Way line of the Dallas North Tollway, the following courses and distances to wit:

North 00° 06' 18" West, a distance of 1910.85 feet to a 1/2" iron rod found for corner;  
North 00° 25' 18" East, a distance of 302.75 feet to a 1/2" iron rod found for corner in the South line of a tract of land described in deed to the City of Frisco, Texas, recorded in Volume 1132, Page 466 of the Land Records of Collin County, Texas;

THENCE with the South line of said 0.4961 acre tract, North 71° 51' 54" East, a distance of 121.21 feet to a 5/8" iron rod set for corner;

THENCE with the East line of said 0.4961 acre tract, North 18° 32' 06" West, a distance of 106.36 feet to a 1/2" iron rod found for corner;

THENCE with the North line of said 0.4961 acre tract, South 71° 25' 25" West, a distance of 84.98 feet to a 1/2" iron rod found in the said East Right-Of-Way line of the Dallas North Tollway:

THENCE with said East Right-Of-Way line, the following courses and distances to wit;

North 00° 25' 18" East, a distance of 2146.00 feet to a 1/2" iron rod found for the beginning of a tangent curve to the left, having a central angle of 17° 47' 46", a radius of 3014.79 feet and a chord bearing and distance of North 08° 28' 35" West, 932.64 feet;  
Northerly, with said curve, an arc distance of 936.40 feet to a 1/2" iron rod found for the beginning of a reverse curve to the right, having a central angle of 17° 40' 50", a radius of 2714.79 feet and a chord bearing and distance of North 08° 32' 03" West, 834.42 feet;  
Northerly, with said curve, an arc distance of 837.74 feet to a 1/2" iron rod found for corner;  
North 00° 18' 22" East, a distance of 187.48 feet to a 1/2" iron rod found in the South line of a tract of land described in deed to Parkway Joint Venture, recorded in Volume 2908, Page 988 of the Land Records of Collin County, Texas;

THENCE with said South line, North 89° 55' 37" East, a distance of 841.49 feet to a 5/8" iron rod set for the Southeast corner of said Parkway tract;

THENCE with the East line of said tract, North 00° 34' 17" East, a distance of 860.20 feet to a ½" iron rod found for the Southwest corner of 45.16 acre tract of land described in deed to J.K. Wade, recorded in Volume 225, Page 562 of the Land Records of Collin County, Texas;

THENCE with said South line and the South line of a 14.23 acre tract of land described in deed to J.K. Wade, recorded in Volume 540, Page 459 of the Land Records of Collin County, Texas, North 89° 48' 36" East, a distance of 2458.67 feet to a 3' steel pipe found in concrete for corner;

THENCE continuing with the South line of said 14.23 acre tract and the South line of a 20.70 acre tract of land described in deed to Charles Joe Wade, recorded in Volume 1847, Page 66 of the Land Records of Collin County, Texas, North 89° 55' 22" East, a distance of 1959.25 feet to a flat iron rod found in the West Right-Of-Way line of State Highway No. 289;

THENCE with said West Right-Of-Way line, the following courses and distances to wit;

South 00° 07' 21" West, a distance of 1233.40 feet to a 5/8" iron rod found for corner;

South 45° 06' 21" West, a distance of 141.46 feet to a 5/8" iron rod found for corner;

South 00° 07' 21" West, a distance of 60.00 feet to a 5/8" iron rod set for corner;

South 44° 53' 38" East, a distance of 141.38 feet to a 5/8" iron rod set for corner from which a concrete highway monument found bears South 06° 03' 15" East, 5.65 feet;

South 00° 07' 21" West, a distance of 205.64 feet to a 5/8" iron rod set for corner;

South 05° 49' 09" West, a distance of 588.08 feet to an aluminum highway monument found for corner;

South 01° 07' 39" East, a distance of 67.70 feet to a 5/8" iron rod set for corner;

South 08° 43' 37" East, a distance of 556.51 feet to an aluminum highway monument found for corner;

South 03° 15' 08" East, a distance of 514.76 feet to a ½" iron rod found for the beginning of a tangent curve to the right, having a central angle of 03° 15' 13", a radius of 11154.49 feet and a chord bearing and distance of South 01° 34' 56" East, 633.34 feet;

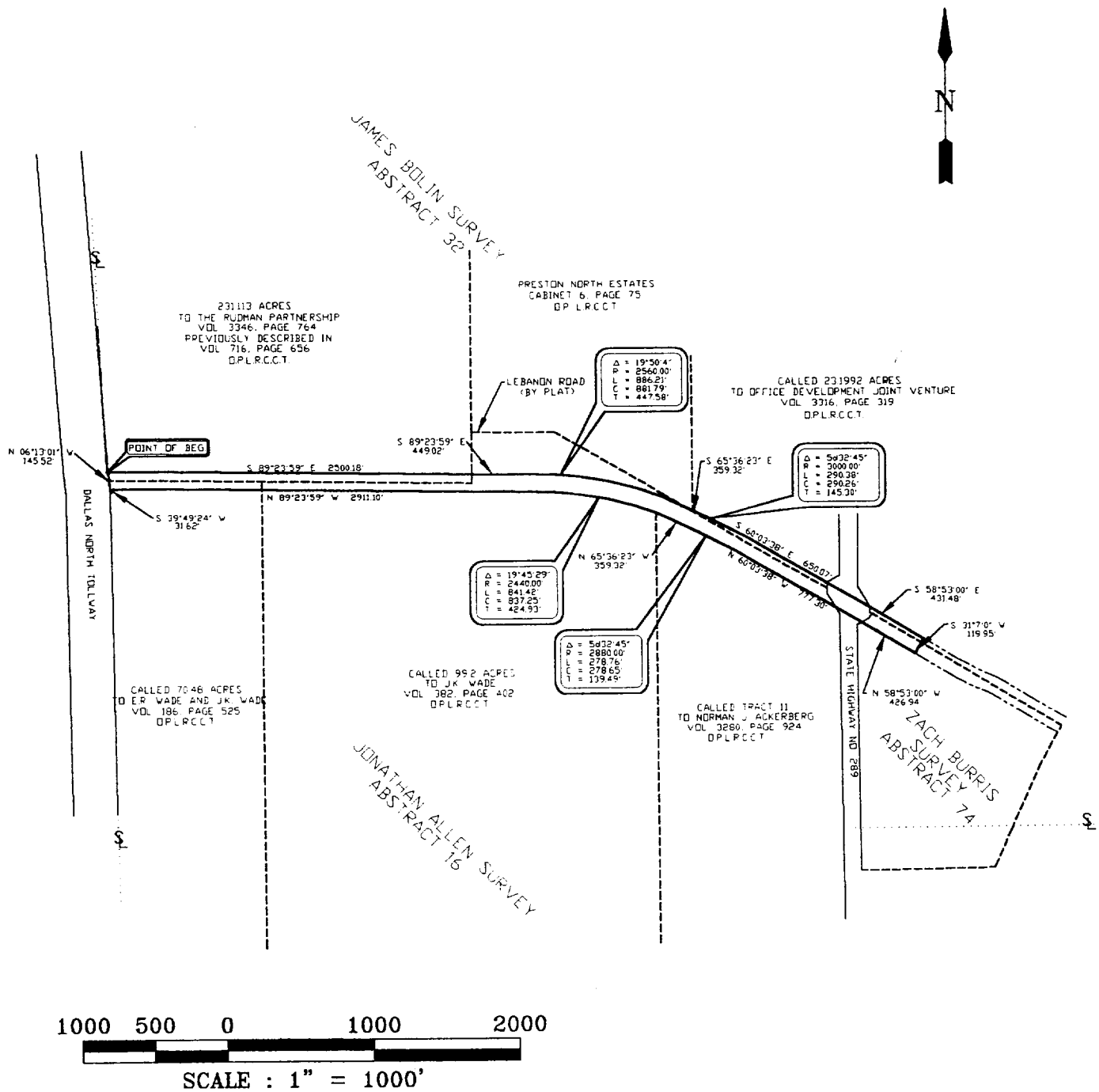
Southerly, with said curve, an arc distance of 633.42 feet to a wooden highway monument found for corner;


South 00° 02' 40" West, a distance of 207.01 feet to a ½" iron rod found for the Northeast corner of a 2.99 acre tract of land described in deed to Bankston/Lynch, J.V., recorded in Collin County Clerks File No. 95-00428 of the Land Records of Collin County, Texas;

THENCE leaving the West Right-Of-Way line of State Highway No. 121 and with the North line of said 2.99 acre tract, North 89° 03' 23" West, a distance of 661.69 feet to a ½" iron rod found for the Northwest corner of said 2.99 acre tract;

THENCE with the West line of said 2.99 acre tract, South 00° 05' 29" West, a distance of 500.00 feet to a ½" iron rod found for the Southwest corner of said 2.99 acre tract;

THENCE with the South line of said 2.99 acre tract and the South line of a 4.591 acre tract of land described in deed to Thornton Ford, recorded in Volume 1257, Page 675 of the Land Records of

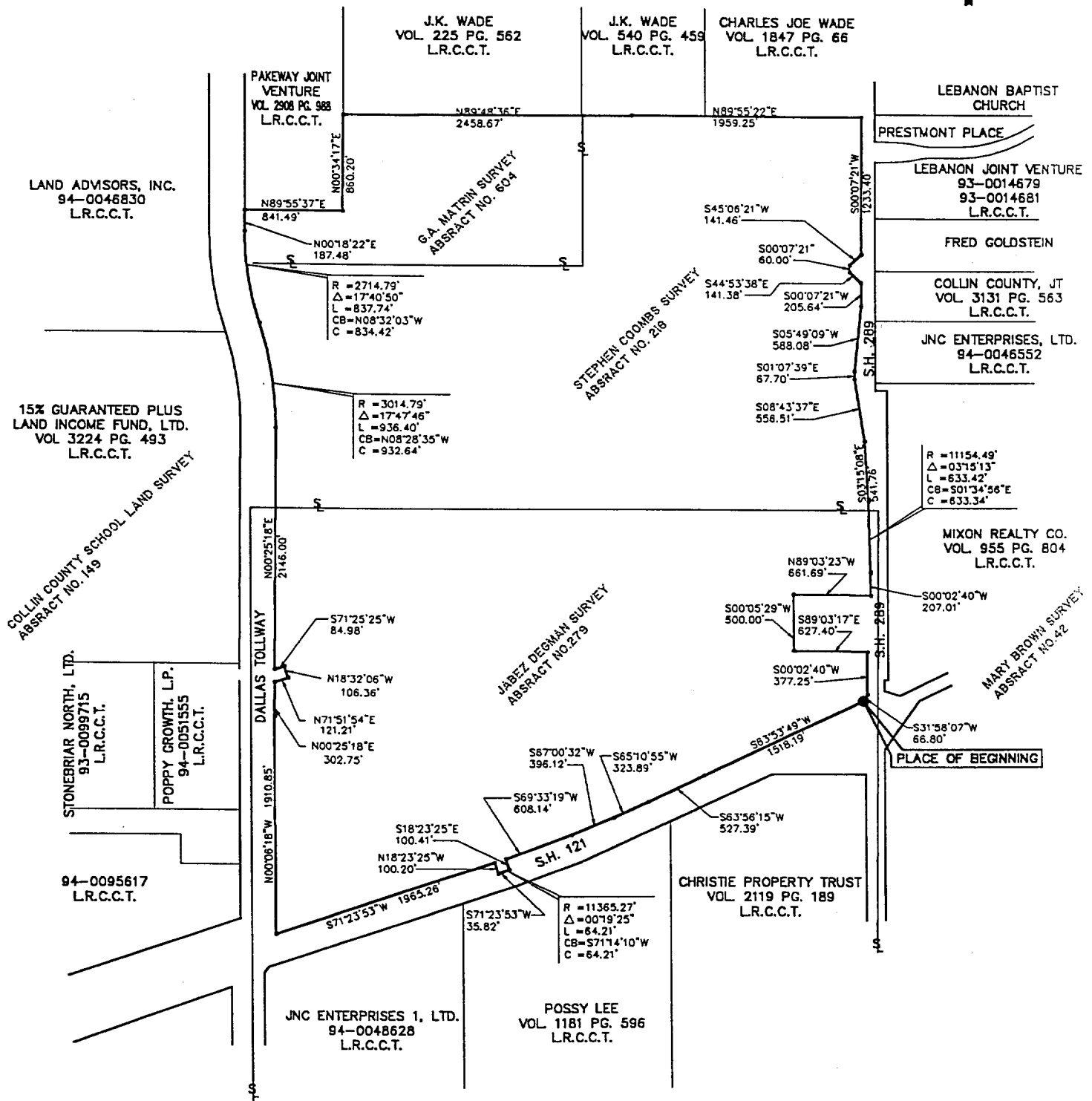


 <b>HUNTER ASSOCIATES, INC.</b> ENGINEERS/PLANNERS/SURVEYORS DALLAS 214-369-9171      AUSTIN 512-454-8716		DRAWN BY:		SCALE:	
		AJG		1" = 1000'	
CAD ID:		LEBANON1.DWG			
JOB NUMBER:		DATE:			
N96045E		1 - 97			

Collin County, Texas, South 89° 03' 17" East, a distance of 627.40 feet to a ½" iron found in the West Right-Of-Way line of State Highway No. 121:

THENCE with said West Right-Of-Way line, South 00° 02' 40" West, a distance of 377.25 feet to the POINT OF BEGINNING and containing 718.0067 acres of land.

Bearing system based on the North Central Zone of the Texas State Plane Coordinate System, as established for the Texas Department of Transportation Control Points 82 and 83 for the improvements to State Highway No. 121.



**HUNTER ASSOCIATES, INC.**  
ENGINEERS/PLANNERS/SURVEYORS

DALLAS  
214-369-9171

AUSTIN  
512-454-8716

DRAWN BY:  
RBG  
CAD ID:  
OPUBCO.DWG

SCALE:  
NTS

JOB NUMBER:  
N96041E

DATE:  
11 - 94

**CITY OF FRISCO  
TRACT NO. B & C**

**FIELD NOTES  
HIGH SCHOOL/PARK  
66.8820 ACRES**

WHEREAS Texas Univest-Frisco, Ltd., a Texas limited partnership is the owner of two tracts of land out of the James Bolin Survey, Abstract No. 32, the B.F. McNeil Survey, Abstract No. 607 and the William McNeil Survey, Abstract No. 591, in the City of Frisco, Collin County, Texas and being part of a 1022.774 acre tract of land described in deed to Texas Univest-Frisco, Ltd., recorded in Collin County Clerk's File No. 93-0051249 of the Land Records of Collin County, Texas and being more particularly described as follows:

BEGINNING at a 5/8" iron rod set with a yellow plastic cap stamped "Nelson Corp." (hereinafter called 5/8" iron rod set) for the intersection of the North line of a 231.113 acre tract of land described in deed to The Rudman Partnership recorded in Volume 2492, Page 923 of the Land Records of Collin County, Texas with the East Right-Of-Way line of Dallas North Tollway (300' ROW) as described in deed to the City of Frisco, Texas recorded in Collin County Clerk's File No. 93-0115159 of the Land Records of Collin County, Texas from which a 60D nail found for the Northwest corner of the said 231.113 acre tract bears South 89° 18' 33" West, 152.17 feet;

THENCE with the East Right-Of-Way line of said Dallas North Tollway, the following courses and distances to wit:

North 11° 24' 03" West, a distance of 396.66 feet to a 1/2" iron rod found with cap stamped "SFP" for the beginning of a tangent curve to the left, having a central angle of 21° 45' 16", a radius of 3150.00 feet and a chord bearing and distance of North 22° 16' 41" West, 1188.84 feet;

Northwesterly with said curve, an arc distance of 1196.01 feet to a 5/8" iron rod set in the North Right-Of-Way line of Stonebrook Parkway (100' ROW);

THENCE leaving the Northeast Right-Of-Way line, North 35° 59' 35" East, a distance of 139.01 feet to a 1/2" iron rod found for the Northwest corner of Stonebrook parkway as dedicated to the City of Frisco, Texas according to the plat thereof recorded in Cabinet F. Slide 37 of the Map Records of Collin County, Texas;

THENCE with the West Right-Of-Way line of Stonebrook Parkway, South 11° 27' 04" East, a distance of 135.76 feet to a 1/2" iron rod found for the Southwest corner of Stonebrook Parkway;

THENCE with the Southeast Right-Of-Way line of Stonebrook Parkway, the following courses and distances to wit:

North 35° 59' 35" East, a distance of 214.20 feet to a 1/2" iron rod found for the beginning of a tangent curve to the right, having a central angle of 34° 55' 03", a radius of 950.00 feet and a chord bearing and distance of North 53° 27' 06" East, 570.04 feet;

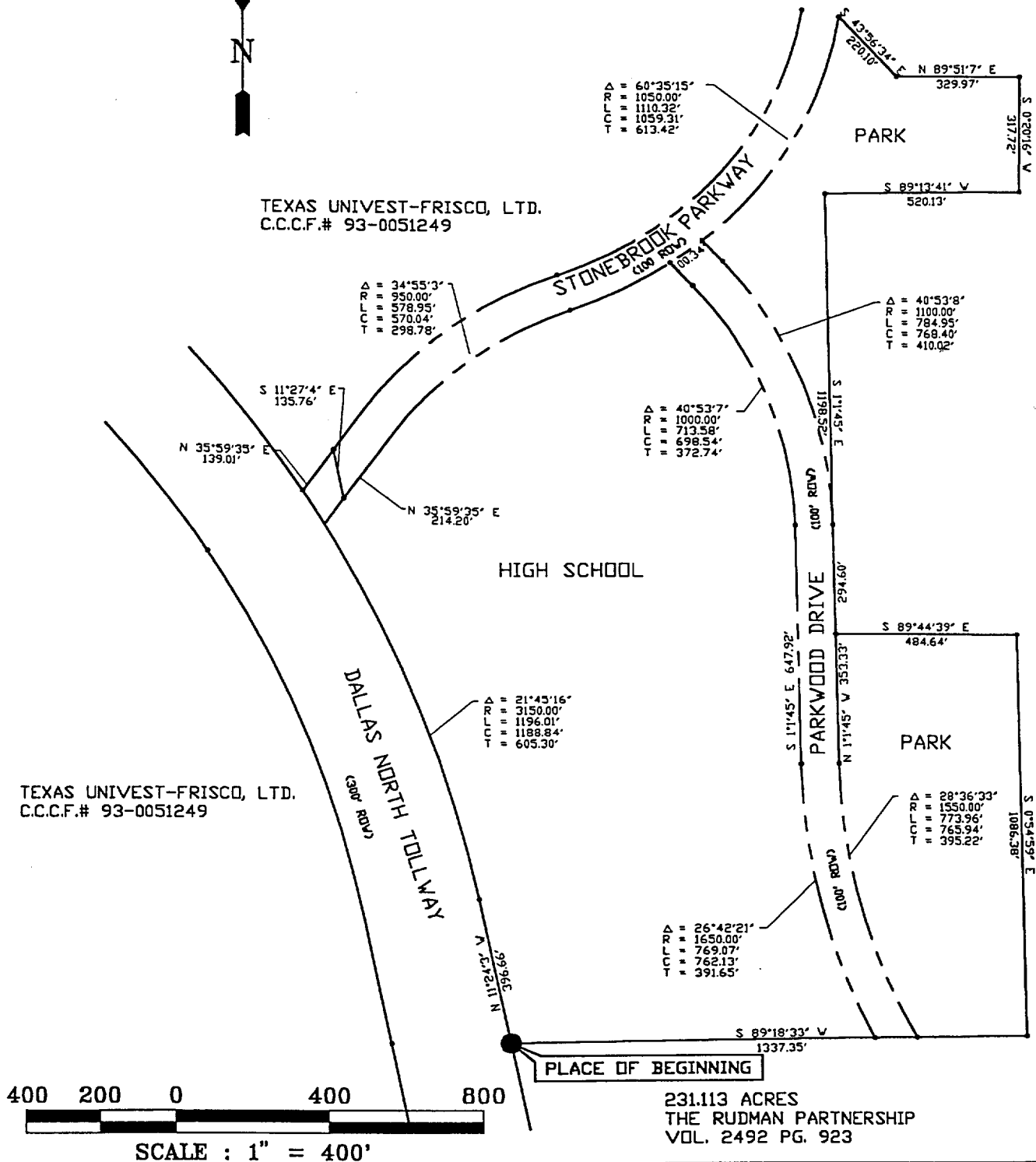


## HIGH SCHOOL AND PARK MAPS



TEXAS UNIVEST-FRISCO, LTD.  
C.C.C.F.# 93-0051249

TEXAS UNIVEST-FRISCO, LTD.  
C.C.C.F.# 93-0051249



HUNTER ASSOCIATES, INC.  
ENGINEERS/PLANNERS/SURVEYORS

DALLAS  
214-369-9171

AUSTIN  
512-454-8716

DRAWN BY:

AJC

CAD ID:

HIGHSCHL.DWG

JOB NUMBER:

N96041E

SCALE:

1" = 400'

APPROVED BY:

DATE:

11 - 96

**CITY OF FRISCO  
TRACT NO. D**

**FIELD NOTES  
PARK (HILLCREST)  
3.7 ACRES**

BEING a tract of land situated in the S.W. Cash Survey, Abstract No. 238, being part of that certain 492.360 acre tract of land conveyed to Frisco 477 Joint Venture by Louis G. Reese, Inc. by special warranty deed as recorded in Volume 2397, Page 414, Deed Records, Collin County, Texas and being particularly described as follows:

COMMENCING at an iron rod situated in the curving East line of State Highway No. 289, said iron rod also being the most Westerly Southwest corner of the aforementioned conveyance;

THENCE North  $89^{\circ} 06' 19''$  East departing said State Highway No. 289 and along the South line of the aforementioned conveyance and with an established fence line a distance of 796.67 feet to an iron rod found:

THENCE North  $89^{\circ} 13' 47''$  East continuing along the South line of the aforementioned conveyance and with said fence line and passing an iron rod found at 2814.04 feet in all a distance of 3056.90 feet to a point of curvature to the left;

THENCE along said curve having a central angle of  $24^{\circ} 06' 16''$ , a radius of 480.61 feet, and an arc length of 202.19 feet to a point;

THENCE South  $26^{\circ} 24' 54''$  East a distance of 425.00 feet to a point of curvature to the left;

THENCE along said curve having a central angle of  $10^{\circ} 23' 48''$ , a radius of 528.72 feet, and an arc length of 95.94 feet to a point;

THENCE North  $53^{\circ} 11' 18''$  East a distance of 117.51 feet to a point of curvature to the right;

THENCE along said curve having a central angle of  $37^{\circ} 30' 00''$ , a radius of 320.00 feet, and an arc length of 209.44 feet to a point;

THENCE South  $89^{\circ} 18' 42''$  East a distance of 271.06 feet to a point of curvature to the right;

THENCE along said curve having a central angle of  $03^{\circ} 81' 10''$ , a radius of 1960.00 feet, and an arc length of 120.40 feet to a point;

THENCE North  $15^{\circ} 57' 32''$  East a distance of 116.33 feet to an iron rod set for the POINT OF BEGINNING;

THENCE North  $15^{\circ} 57' 32''$  East a distance of 235.06 feet to an iron rod set for corner and the beginning of a curve to the left;

THENCE along said curve having a central angle of  $16^{\circ} 35' 26''$ , a radius of 287.24 feet, and an arc length of 83.17 feet to an iron rod set for corner;

THENCE North  $89^{\circ} 22' 06''$  East a distance of 84.57 feet to an iron rod set for corner and the beginning of a curve to the right;

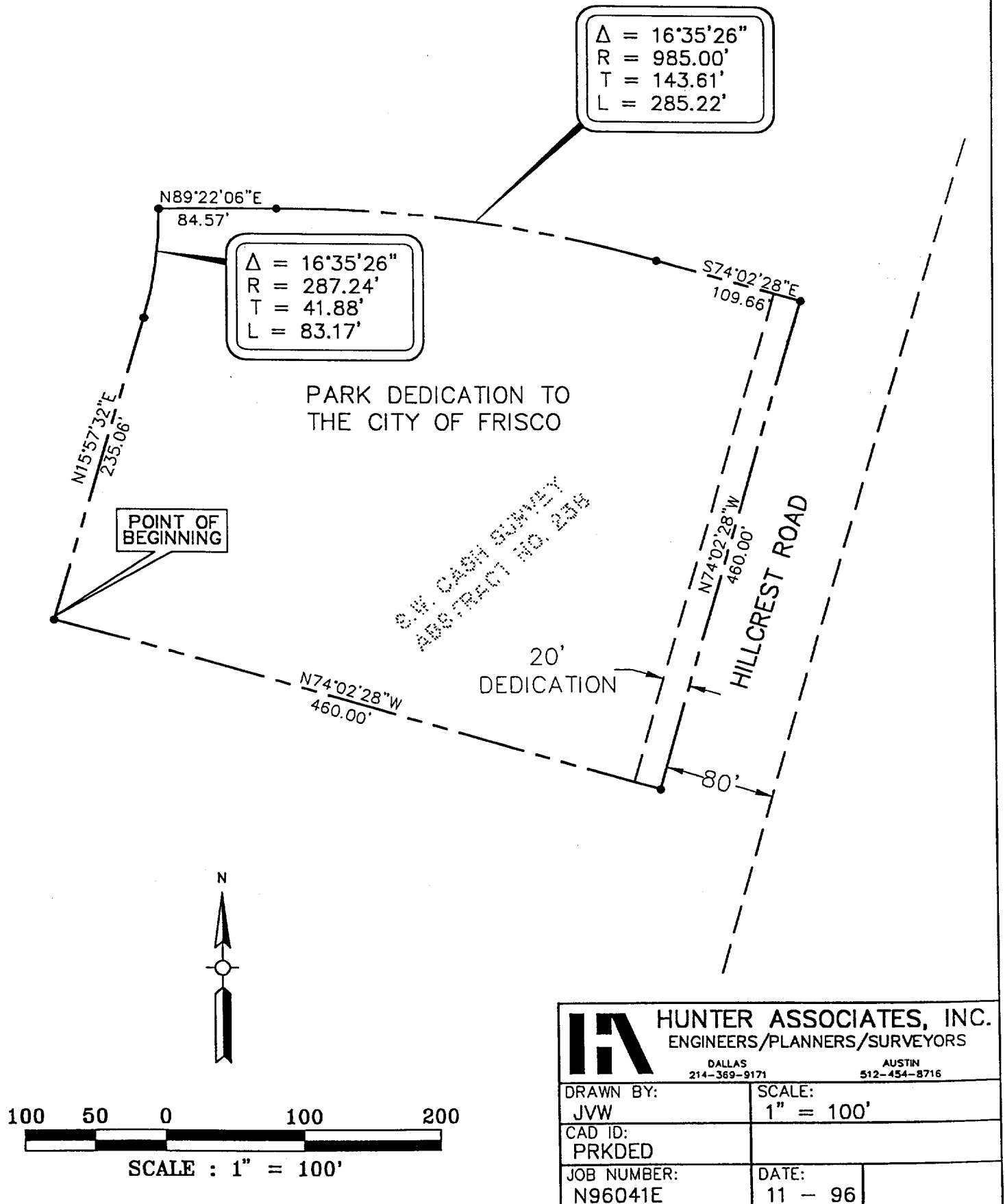
THENCE along said curve having a central angle of  $16^{\circ} 35' 26''$ , a radius of 985.00 feet, and an arc length of 285.22 feet to an iron rod set for corner;

THENCE South  $74^{\circ} 02' 28''$  East a distance of 109.66 feet to an iron rod set for corner situated in the center of a rock road;

THENCE South  $15^{\circ} 57' 32''$  West with the center of said rock road a distance of 382.23 feet to an iron rod set for corner;

THENCE North  $74^{\circ} 02' 28''$  West departing the center of said rock road a distance of 460.00 feet to the POINT OF BEGINNING and containing 3.875 acres, of which 0.175 acres lie in public road right-of-way, leaving a net area of 3,700 acres of land, more or less.

TRACT D



**CITY OF FRISCO  
TRACT NO. E**

**FIELD NOTES  
SCHOOL (HILLCREST)  
9.542 ACRES**

BEING a tract of land situated in the S.W. Cash Survey, Abstract No. 238, and the J.H. Gough Survey, Abstract No. 348, being part of that certain 492.360 acre tract of land conveyed to Frisco 477 Joint Venture by Louis G. Reese, Inc. by special warranty deed as recorded in Volume 2397, Page 414, Deed Records, Collin County, Texas and being more particularly described as follows:

COMMENCING at an iron rod situated in the curving East line of State Highway No. 289, said iron rod also being the most Westerly Southwest corner of the aforementioned conveyance;

THENCE North  $89^{\circ} 06' 19''$  East departing said State Highway No. 289 and along the South line of the aforementioned conveyance and with an established fence line a distance of 796.67 feet to an iron rod found;

THENCE North  $89^{\circ} 13' 47''$  East continuing along the South line of the aforementioned conveyance and with said fence line and passing an iron rod found at 2814.04 feet in all a distance of 3056.90 feet to a point of curvature to the left;

THENCE along said curve having a central angle of  $24^{\circ} 06' 16''$ , a radius of 480.61 feet, and an arc length of 202.19 feet to an iron rod set for the POINT OF BEGINNING;

THENCE continuing along said curve having a central angle of  $20^{\circ} 07' 31''$ , a radius of 480.61 feet, an arc length of 168.82 feet, and a chord bearing of North  $55^{\circ} 03' 46''$  East to an iron rod set for corner;

THENCE North  $45^{\circ} 0' 00''$  East a distance of 460.79 feet to an iron rod set for corner and the beginning of a curve to the left;

THENCE along said curve in a Southeasterly direction having a central angle of  $38^{\circ} 14' 30''$ , a radius of 281.25 feet, an arc length of 187.72 feet, and a chord bearing of South  $71^{\circ} 30' 39''$  East to an iron rod set for corner;

THENCE North  $89^{\circ} 22' 06''$  East a distance of 330.00 feet to an iron rod set for corner;

THENCE South  $00^{\circ} 37' 54''$  East a distance of 30.00 feet to an iron rod set for corner and the beginning of a curve to the right;

THENCE along said curve having a central angle of  $16^{\circ} 35' 26''$ , a radius of 287.24 feet, and an arc length of 83.17 feet to an iron rod set for corner;

THENCE South  $15^{\circ} 57' 32''$  West a distance of 351.39 feet to an iron rod set for corner and the beginning of a curve to the left;

THENCE along said curve having a central angle of  $03^{\circ} 31' 10''$ , a radius of 1960.00 feet, and an arc length of 120.40 feet to an iron rod set for corner;

THENCE North  $89^{\circ} 18' 42''$  West a distance of 271.06 feet to an iron rod set for corner and the beginning of a curve to the left;

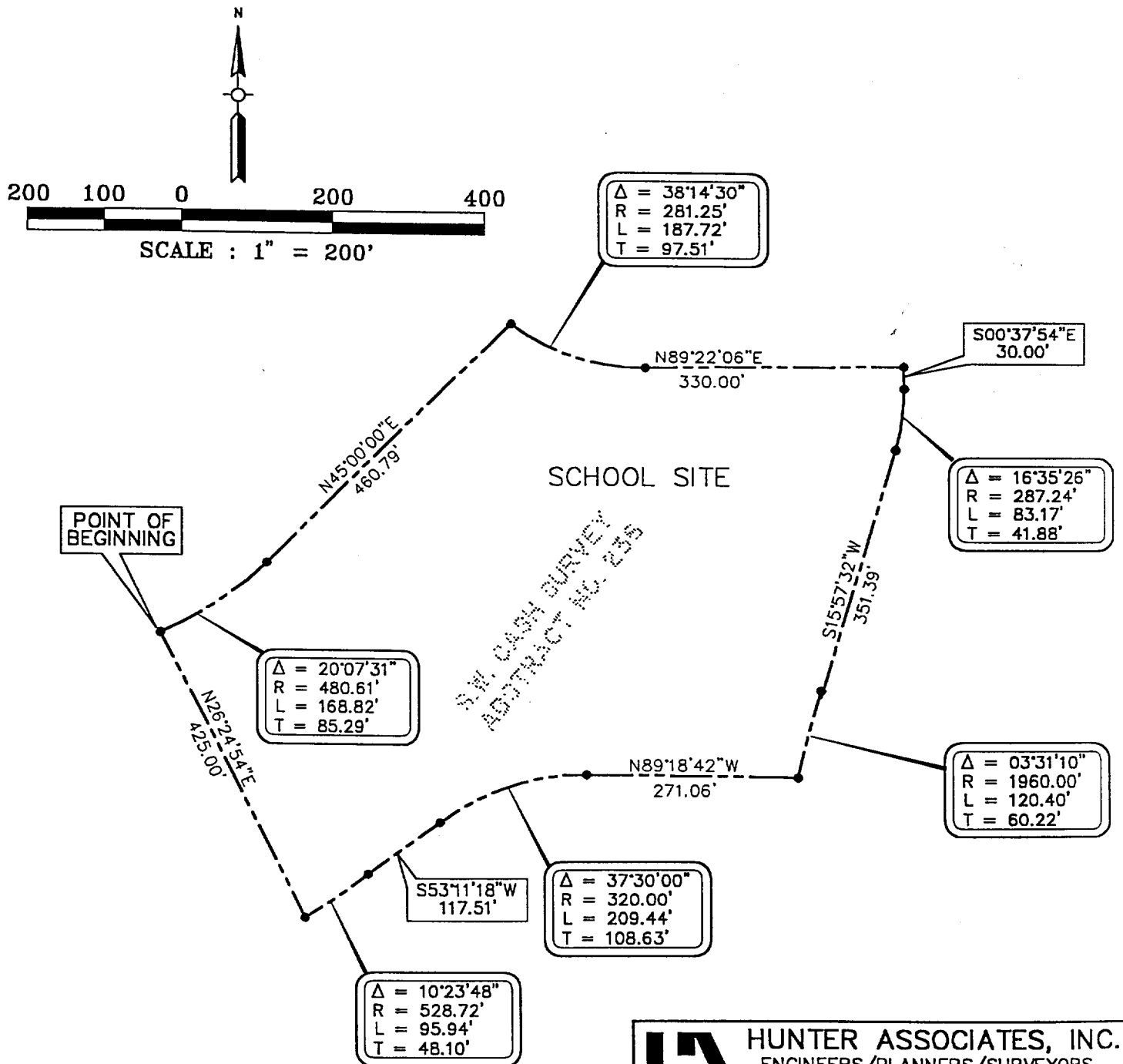
THENCE along said curve having a central angle of  $37^{\circ} 30' 00''$ , a radius of 320.00 feet, and an arc length of 209.44 feet to an iron rod set for corner;


THENCE South  $53^{\circ} 11' 18''$  West a distance of 117.51 feet to an iron rod set for corner and the beginning of a curve to the right;

THENCE along said curve having a central angle of  $10^{\circ} 23' 48''$ , a radius of 528.72 feet, and an arc length of 95.94 feet to an iron rod set for corner;

THENCE North  $26^{\circ} 24' 54''$  West a distance of 425.00 feet to the POINT OF BEGINNING and containing 10.539 acres, of which 0.997 acres lie in future street dedication, leaving a net area of 9.542 acres of land, more or less.

TRACT E



			<b>HUNTER ASSOCIATES, INC.</b> ENGINEERS/PLANNERS/SURVEYORS		
DALLAS 214-369-9171			AUSTIN 512-454-8716		
DRAWN BY: JVW		SCALE: 1" = 200'			
CAD ID: SCHLSITE.DWG					
JOB NUMBER: N96041E		DATE: 11 - 96			

**CITY OF FRISCO  
TRACT NO. F**

**FIELD NOTES  
DALLAS NORTH TOLLWAY FROM S.H. 121 TO F.M. 720  
167.79 ACRES**

BEING a tract of land out of the Collin County School Land Survey, Abstract No. 149, the J. Degman Survey, Abstract No. 279, the Johnathan Allen Survey, Abstract No. 16, the James Bolin Survey, Abstract No. 32, the Louis H. McNeil Survey, Abstract No. 618, the Clayton Rodgers Survey, Abstract No. 1089, the W.B. Watkins Survey, Abstract No. 1004, and the J. Bolin Survey, Abstract No. 31, in the City of Frisco, Collin County, Texas and being more particularly described as follows:

BEGINNING at a point in the North line of S.H. 121 and the East line of Dallas North Tollway (a 300 feet R.O.W.);

THENCE with the North line of F.M. 720 the following:

South 71° 23' 53" West, 40.56 feet to a point for corner;  
North 46° 12' 32" West, 135.42 feet to a point for corner;  
South 72° 23' 22" West, 25.42 feet to a point for corner;  
North 0° 21' 21" East, 49.88 feet to a point for corner;  
South 71° 12' 45" West, 147.91 feet to a point for corner in the West line of Dallas North Tollway;

THENCE with the West line of Dallas North Tollway the following:

North 00° 06' 46" West, 1836.25 feet to a point for corner;  
North 00° 24' 50" East, 2561.62 feet to a point at the beginning of a curve to the left, having a central angle of 17° 47' 46" and a radius of 2714.79 feet;  
Northerly with said curve, 843.22 feet to a point at the beginning of a reverse curve to the right, having a central angle of 17° 40' 50" and a radius of 3014.79 feet;  
Northerly with said curve, 930.32 feet to a point for corner;  
North 0° 17' 54" East, 1800.00 feet to a point at the beginning of a curve to the right, having a central angle of 19° 14' 30" and a radius of 3014.79 feet;  
Northerly with said curve, 1012.45 feet to a point at the beginning of a reverse curve to the left, having a central angle of 19° 52' 37" and a radius of 2714.79 feet;  
Northerly with said curve, 941.81 feet to a point for corner;  
North 0° 20' 14" West, 849.48 feet to a point at the beginning of a curve to the left, having a central angle of 10° 37' 00" and a radius of 2714.79 feet;  
Northerly with said curve, 503.04 feet to a point for corner;  
North 10° 57' 14" West, 2250.25 feet to a point at the beginning of curve to the left, having a central angle of 56° 37' 04" and a radius of 2850.00 feet;  
Northerly with said curve, 2816.28 feet to a point at the beginning of a reverse curve to the right, having a central angle of 16° 21' 26" and a radius of 3014.79 feet;



Northerly with said curve, 860.69 feet to a point for corner;  
Northerly across the Burlington Northern Railroad, 100.00 feet to a point at the beginning of a curve to the right, having a central angle of  $48^{\circ} 47' 19''$  and a radius of 3014.79 feet;  
Northerly with said curve, 2567.16 feet to a point for corner;  
North  $0^{\circ} 27' 35''$  West, 607.50 feet to a point at the beginning of a curve to the left, having a central angle of  $6^{\circ} 39' 34''$  and a radius of 2714.79 feet;  
Northerly with said curve, 315.54 feet to a point for corner;  
North  $7^{\circ} 7' 9''$  West, 2308.16 feet to a point in the South line of F.M. 720 and the East line of Dallas North Tollway;

THENCE with the South line of F.M. 720 the following:

South  $89^{\circ} 47' 40''$  East, 147.65 feet to a point at the beginning of a curve to the left, having a central angle of  $1^{\circ} 32' 06''$  and a radius of 5769.58 feet;  
Northerly with said curve, 154.57 feet to a point in the East line of Dallas North Tollway;

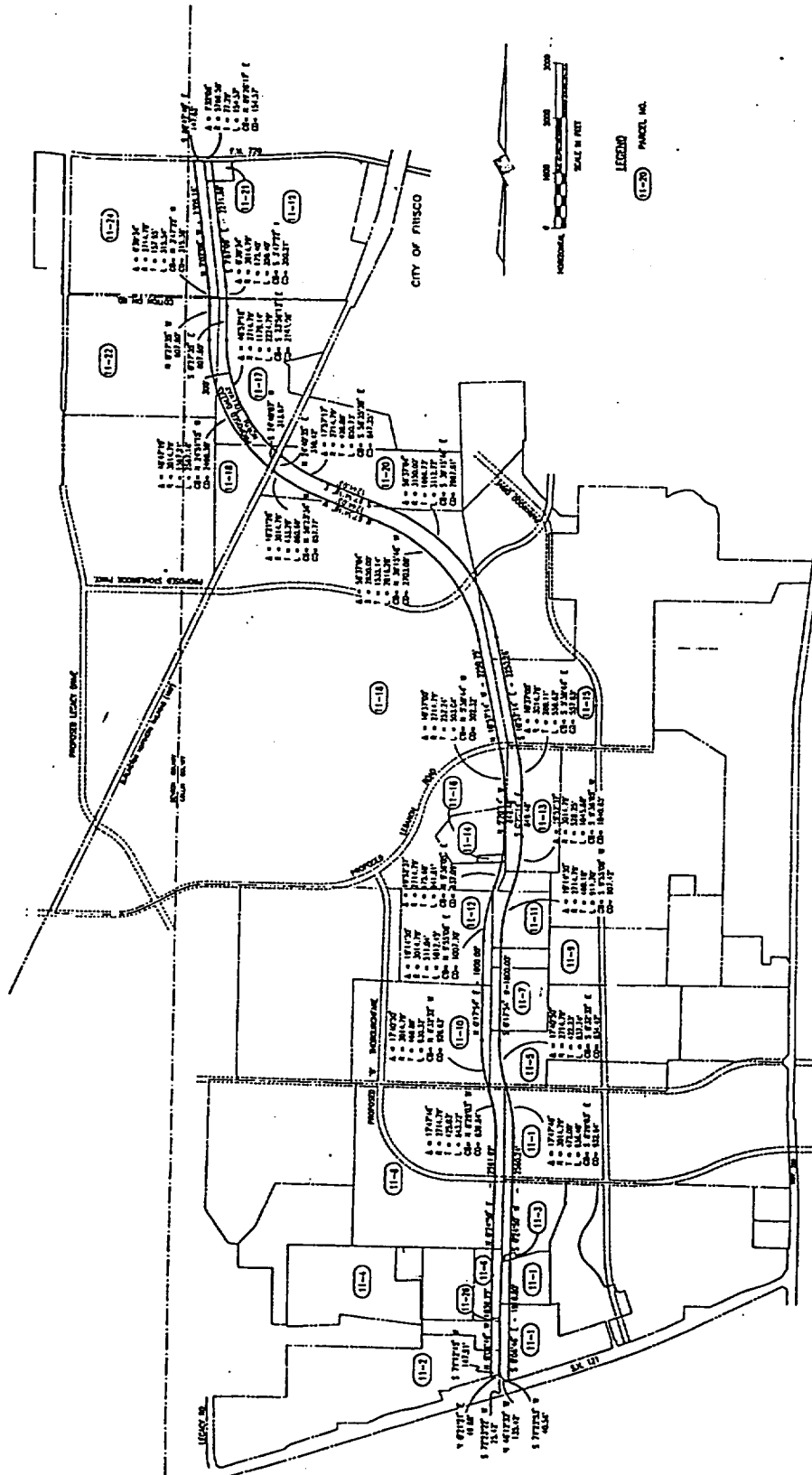
THENCE with the East line of Dallas North Tollway the following:

South  $7^{\circ} 7' 9''$  East, 2271.68 feet to a point at the beginning of a curve to the right, having a central angle of  $6^{\circ} 39' 34''$  and a radius of 3014.79 feet;  
Southerly with said curve, 350.40 feet to a point for corner;  
South  $0^{\circ} 27' 35''$  East, 607.60 feet to a point at the beginning of a curve to the right, having a central angle of  $46^{\circ} 57' 16''$  and a radius of 2714.79 feet;  
Southerly with said curve, 2224.79 feet to a point for corner;  
Southerly across the Burlington Northern Railroad, 100.00 feet to a point at the beginning of a curve to the left, having a central angle of  $17^{\circ} 57' 17''$  and a radius of 2714.79 feet;  
Southerly with said curve, 850.73 feet to a point for corner;  
South  $67^{\circ} 34' 18''$  East, 1244.03 feet to a point at the beginning of a curve to the right, having a central angle of  $56^{\circ} 37' 4''$  and a radius of 3150.00 feet;  
Southerly with said curve, 3112.72 feet to a point for corner;  
South  $10^{\circ} 57' 14''$  East, 2250.26 feet to a point at the beginning of a curve to the right, having a central angle of  $10^{\circ} 37' 00''$  and a radius of 3014.79 feet;  
Southerly with said curve, 558.63 feet to a point for corner;  
South  $0^{\circ} 20' 14''$  East, 849.48 feet to a point at the beginning of a curve to the right, having a central angle of  $19^{\circ} 52' 37''$  and a radius of 3014.79 feet;  
Southerly with said curve, 911.70 feet to a point at the beginning of a reverse curve to the left, having a central angle of  $19^{\circ} 14' 30''$  and a radius of 2714.79 feet;  
Southerly with said curve, 911.70 feet to a point for corner;  
South  $0^{\circ} 17' 54''$  West, 1800.00 feet to a point at the beginning of a curve to the left, having a central angle of  $17^{\circ} 40' 50''$  and a radius of 2714.79 feet;  
Southerly with said curve, 837.74 feet to a point at the beginning of a reverse curve to the right, having a central angle of  $17^{\circ} 47' 46''$  and a radius of 3014.79 feet;  
Southerly with said curve, 936.40 feet to a point for corner;  
South  $0^{\circ} 24' 50''$  West, 2560.24 feet to a point for corner;

THENCE South  $0^{\circ} 6' 46''$  East, 1910.80 feet to a point in the North line of S.H. 121 and said point also being the PLACE OF BEGINNING and containing 183.6141 acres of land, more or less.

Save, less and except that portion of the foregoing that is outside the corporate limits of the City of Frisco, such portion generally described as being that portion of the said 167.79 acre tract of land lying between the existing City Limits Line located on the extension of the center line of existing Lebanon Road, thence South for a distance of 5,250 feet, more or less, along said road centerline description to the existing City Limits, and containing an area of 36.16 acres, more or less.

# EXHIBIT A



TEXAS TURNPIKE AUTHORITY	
DALLAS NORTH TOLLWAY EXTENSION PHASE 3A	
S.M. 121 TO E.M. 710	
BRUCE, JACOB & PARTNERS	DATE: 10/1/93
SCALE: 1" = 100'	

**CITY OF FRISCO  
TRACT NO. G**

**FIELD NOTES  
DALLAS NORTH TOLLWAY FROM F.M. 720 TO U.S. 380  
183.61 ACRES**

BEING a tract of land out of the J. Boling Survey, Abstract No. 31, the W.B. Watkins Survey, Abstract No. 1004, the J.H. Goode Survey, Abstract No. 342, the Collin County School Land Survey, Abstract No. 152, the T. Cassaday Survey, Abstract No. 1101, the Collin County School Land Survey, Abstract No. 148, the C.L. Smith Survey, Abstract No. 807, the H.C. Barnes Survey, Abstract No. 58, the German Immigration Co. Survey, Abstract No. 358, and the Collin County School Land Survey, Abstract No. 147, in the City of Frisco, Collin County, Texas and being more particularly described as follows:

BEGINNING at a point in the South line of F.M. 720 and the East the line of Dallas North Tollway (a 300 feet R.O.W.);

THENCE with the South line of F.M. 720 the following:

a POINT AT THE BEGINNING of a curve to the right, having a central angle of  $1^{\circ} 27' 12''$  and a radius of 5689.58 feet;

Easterly with said curve, 144.32 feet to a point for corner;

North  $89^{\circ} 47' 40''$  West, 157.93 feet to a point for corner in the West line of Dallas North Tollway;

THENCE with the West line of Dallas North Tollway the following:

North  $7^{\circ} 7' 9''$  West, 80.00 feet to a point in the North line of F.M. 720;

North  $7^{\circ} 7' 9''$  West, 261.89 feet to a point at the beginning of a curve to the right, having a central angle of  $8^{\circ} 28' 40''$  and a radius of 3014.79 feet;

Northerly with said curve, 446.08 feet to a point for corner;

North  $1^{\circ} 21' 31''$  East, 7354.51 feet to a point for corner;

North  $1^{\circ} 21' 31''$  East, 100.00 feet across F.M. Hwy. 2934 to a point for corner;

North  $1^{\circ} 21' 31''$  East, 5440.29 feet to a point at the beginning of a curve to the right, having a central angle of  $52^{\circ} 44' 23''$  and a radius of 3014.79 feet;

Northerly with said curve, 2775.06 feet to a point for corner;

North  $54^{\circ} 5' 54''$  East, 3985.67 feet to a point at the beginning of a curve to the left, having a central angle of  $54^{\circ} 0' 0''$  and a radius of 3124.05 feet;

Northerly with said curve, 2944.34 feet to a point for corner;

North  $0^{\circ} 5' 54''$  East, 3313.24 feet to a point in the South line of U.S. 380;

THENCE South  $89^{\circ} 30' 47''$  East, 300.01 feet along the South line of U.S. 380 to a point in the East line of Dallas North Tollway;

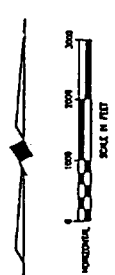
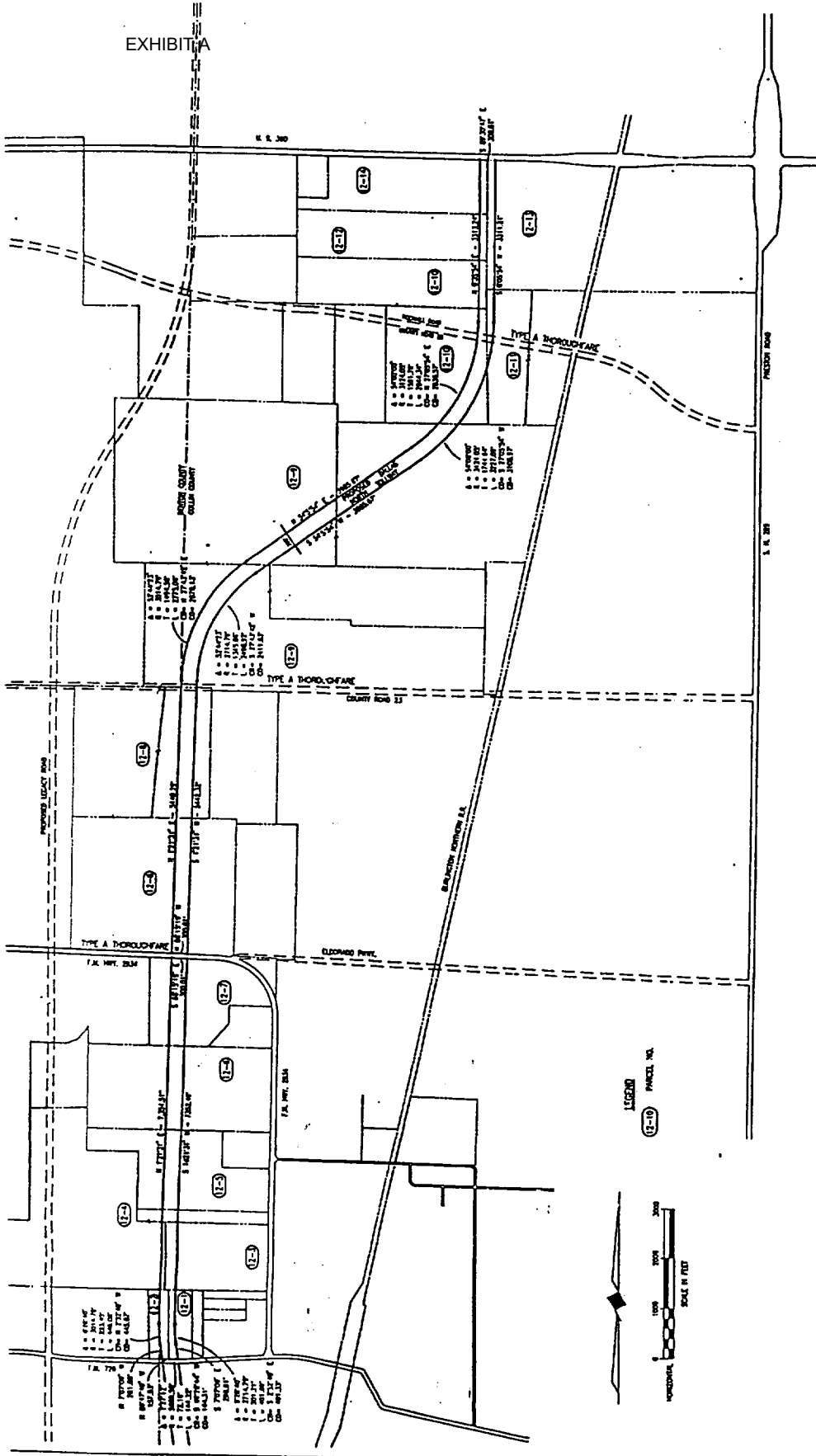
THENCE with the East line of Dallas North Tollway the following:

South  $0^{\circ} 5' 54''$  West, 3311.21 feet to a point at the beginning of a curve to the right, having a central angle of  $54^{\circ} 00' 00''$  and a radius of 3424.05 feet;  
Southerly with said curve, 3227.09 feet to a point for corner;  
South  $54^{\circ} 5' 54''$  West, 3985.67 feet to a point at the beginning of a curve to the left, having a central angle of  $52^{\circ} 44' 23''$  and a radius of 2714.79 feet;  
Southerly with said curve, 2498.92 feet to a point for corner;  
South  $1^{\circ} 21' 31''$  West, 5442.32 feet to a point for corner;  
South  $1^{\circ} 21' 31''$  West, 100.00 feet across F.M. Hwy. 2934 to a point for corner;  
South  $1^{\circ} 21' 31''$  West, 7352.49 feet to a point at the beginning of a curve to the left, having a central angle of  $8^{\circ} 28' 40''$  and a radius of 2714.79 feet;  
Southerly with said curve, 401.69 feet to a point for corner;  
South  $7^{\circ} 07' 09''$  East, 298.61 feet to a point in the North line of F.M. 720;

THENCE South  $7^{\circ} 7' 09''$  East, 80.00 feet to a point in the South line of F.M. 720, point also being the PLACE OF BEGINNING and containing 183.61 acres of land, more or less.

Save, less and except that portion of the foregoing that is outside the corporate limits of the City of Frisco, such portion generally described as being the said 183.61 acre tract of land described above, extending from the existing City Limits located at F.M. 720 on the South and North to the existing City Limits located at U.S. 380.

EXHIBIT A



TEXAS TURNPIKE AUTHORITY  
DALLAS NORTH TOLLWAY EXTENSION PHASE 3B  
F.A. 720 TO U.S. 380  
Bentley, Johnson & Associates  
DATE: 10/1/95  
SCALE: 1" = 100'

**CITY OF FRISCO  
TRACT NO. H**

**FIELD NOTES  
F.M. 720 FROM DALLAS NORTH TOLLWAY TO S.H. 289  
22.66 ACRES**

BEING a tract of land out of the Norris Austin Survey, Abstract No. 5 and the William B. Watkins Survey, Abstract No. 1004, in the City of Frisco, Collin County, Texas and being more particularly described as follows:

BEGINNING at a point in the East line of Dallas North Tollway and the North line of F.M. 720;

THENCE with the North line of F.M. 720 the following:

North 4° 21' 37" West, 1436.03 feet to a point for a corner;  
North 4° 21' 37" West, 20.05 feet to a point for a corner;  
North 85° 38' 23" East, 260.00 feet to a point for a corner;  
North 4° 21' 37" West, 30.00 feet to a point for a corner;  
North 85° 38' 23" East, 102.98 feet to a point for a corner;  
South 23° 5' 56" West, 56.24 feet to a point for a corner;  
North 85° 38' 23" West, 89.35 feet to a point at the beginning of a curve to the right, having a central angle of 15° 56' 5" and a radius of 2636.48 feet;  
North 78° 25' 32" West, 163.57 feet to a point for a corner;  
East 51.04 feet, to a point for a corner;  
North 11° 34' 28" West, 564.15 feet to a point at the beginning of a curve to the right, having a central angle of 50° 15' 58" and a radius of 326.48 feet;  
North 61° 50' 26" East, 212.31 feet to a point at the beginning of a curve to the left, having a central angle of 49° 56' 40" and a radius of 246.48 feet;  
North 11° 53' 46" East, 1944.49 feet to a point at the beginning of a curve to the left, having a central angle of 11° 18' 33" and a radius of 914.93 feet;  
North 0° 35' 13" East, 2969.65 feet to a point at the beginning of a curve to the left, having a central angle of 20° 59' 26" and a radius of 160.00 feet;  
North 35° 54' 56" West, 1098.60 feet to a point at the beginning of a curve to the right, having a central angle of 36° 15' 35" and a radius of 1472.39 feet;  
South 89° 39' 21" East, 80 feet to a point in the South line of F.M. 720;

THENCE with the South line of F.M. 720 the following:

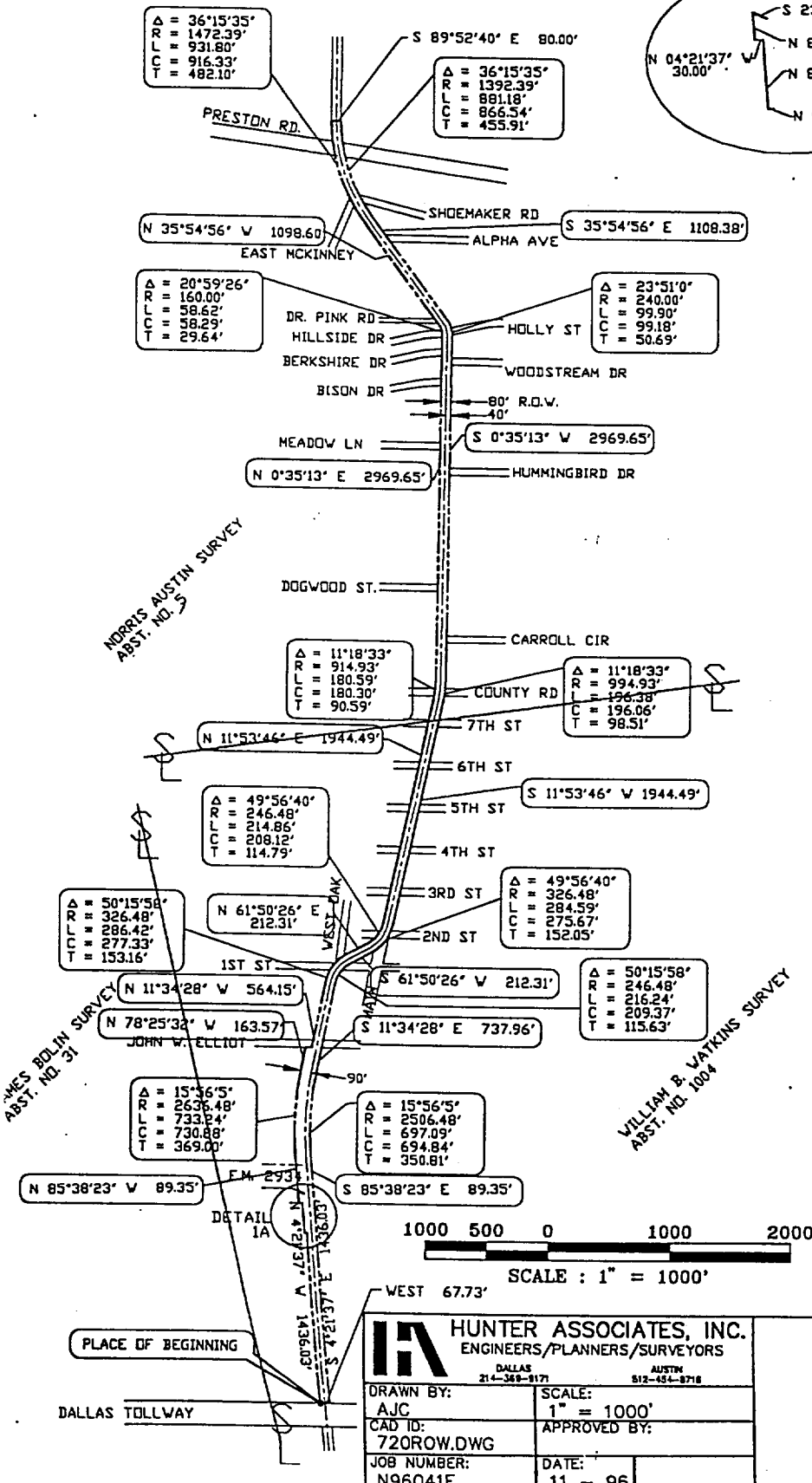
a point in South line of F.M. 720 also being the beginning of a curve to the left, having a central angle of 36° 15' 35" and a radius of 1392.39 feet;  
South 35° 54' 56" East, 1108.38 feet to a point at the beginning of a curve to the right, having a central angle of 23° 51' 00" and a radius of 240.00 feet;  
South 0° 35' 13" West, 2969.65 feet to a point at the beginning of a curve to the right, having a central angle of 11° 18' 33" and a radius of 994.93 feet;

South  $11^{\circ} 53' 46''$  West, 1944.49 feet to a point at the beginning of a curve to the right, having a central angle of  $49^{\circ} 56' 40''$  and a radius of 326.48 feet;  
South  $61^{\circ} 50' 26''$  West, 212.31 feet to a point at the beginning of a curve to the left, having a central angle of  $50^{\circ} 15' 58''$  and a radius of 246.48 feet;  
South  $11^{\circ} 34' 28''$  East, 737.96 feet to a point at the beginning of a curve to the left, having a central angle of  $15^{\circ} 56' 05''$  and a radius of 2506.48 feet;  
South  $85^{\circ} 38' 23''$  East, 89.35 feet to a point for corner;  
South  $4^{\circ} 21' 37''$  East, 1436.03 feet to a point in the East line of Dallas North Tollway and the South line of F.M. 720;

Thence West 80.23 feet with the East line of Dallas North Tollway to the PLACE OF BEGINNING and containing 22.66 acres of land, more or less.



F.M. 720 RIGHT OF WAY

DETAIL  
1A

**HUNTER ASSOCIATES, INC.**  
ENGINEERS/PLANNERS/SURVEYORS  
DALLAS 214-348-9171 AUSTIN 512-451-8718

DRAWN BY:

AJC

CAD ID:

720ROW.DWG

JOB NUMBER:

N96041E

SCALE:

1" = 1000'

APPROVED BY:

DATE:

11 - 96

**CITY OF FRISCO  
TRACT NO. I**

**FIELD NOTES  
PRESTON ROAD (S.H. 289) FROM F.M. 720 TO S.H. 121  
77.25 ACRES**

BEING a tract of land situated in the Norris Austin Survey, Abstract No. 5, the Benjamin McNeil Survey, Abstract No. 606, the George McNeil Survey, Abstract No. 608, the S.W. Cash Survey, Abstract No. 238, the T & P Ry. Co. Survey, Abstract No. 933, the James Bolin Survey, Abstract No. 32, the Zach Burris Survey, Abstract No. 74, and Jonathan Allen Survey, Abstract No. 16, in the City of Frisco, Collin County, Texas and being more particularly described as follows:

BEGINNING at a point with a nail with shiner, said point also being in the West Right-Of-Way of Preston Road (S.H. 289);

THENCE with the West Right-Of-Way line of Preston Road the following:

South 41° 17' 30" West, 103.11 feet to a point for a corner;  
South 41° 41' 4" West, 100.72 feet to a point for a corner;  
South 23° 15' 2" East, 42.38 feet to a point in the North Right-Of-Way for F.M. 720, said point also being the beginning of a curve to the right, having a central angle of 1° 58' 34" and a radius of 1,472.39 feet;  
Southerly with said curve, 50.78 feet to a point for corner;  
South 25° 13' 36" East, 80.00 feet to a point in the South Right-Of-Way for F.M. 720;  
South 54° 46' 30" East, 120.67 feet to a point of the beginning of a curve to the right, having a central angle of 3° 38' 18" and a radius of 5,669.58 feet;  
Southerly with said curve, 360.02 feet to a point for corner;  
South 12° 21' 22" West, 459.72 feet to a point for corner;  
South 46° 24' 34" West, 182.27 feet to a point in the North Right-Of-Way for Spur 33;  
South 0° 32' 48" West, 71.00 feet to a point in the South Right-Of-Way for Spur 33;  
South 0° 59' 38" West, 106.72 feet to a point at the beginning of a curve to the left, having a central angle of 10° 3' 33" and a radius of 5,932.55 feet;  
Southerly with said curve, 1,041.57 feet to a point for corner;  
South 3° 11' 20" West, 165.35 feet to a point in the North Right-Of-Way of Hickory Street;  
South 12° 3' 2" West, 61.14 feet to a point in the South Right-Of-Way of Hickory Street;  
South 0° 13' 38" East, 27.75 feet to a point for corner;  
South 87° 50' 110" West, 207.12 feet to a point for corner;  
South 0° 13' 36" East, 66.00 feet to a point for corner;  
South 81° 26' 21" East, 209.46 feet to a point for corner;  
South 0° 13' 40" East, 40.00 feet to a point for corner;  
South 9° 3' 41" East, 345.09 feet to a point for corner;  
South 0° 5' 21" East, 780.81 feet to a point for corner;  
South 0° 13' 36" East, 89.44 feet to a point at the beginning of a curve to the left, having a

central angle of  $3^{\circ} 19' 44''$  and a radius of 5,960.36 feet;  
 Southerly with said curve, 346.31 feet to a point for corner;  
 South  $43^{\circ} 15' 7''$  West, 20.47 feet to a point in the North Right-Of-Way of John Wesley Drive;  
 South  $4^{\circ} 2' 21''$  East, 50.00 feet to a point in the South Right-Of-Way of John Wesley Drive;  
 South  $46^{\circ} 58' 56''$  East, 22.02 feet to a point for corner;  
 South  $4^{\circ} 11' 38''$  East, 561.67 feet to a point at the beginning of a curve to the left, having a central angle of  $12^{\circ} 1' 44''$  and a radius of 600.00 feet;  
 Southerly with said curve, 125.97 feet to a point at the beginning of a curve to the left, having a central angle of  $16^{\circ} 21' 28''$  and a radius of 325.00 feet;  
 Southerly with said curve, 92.97 feet to a point in the North Right-Of-Way of Stonebrook;  
 South 96.25 feet to a point in the South Right-Of-Way of Stonebrook;  
 North  $88^{\circ} 58' 42''$  East, 195.01 feet to a point for corner;  
 South  $47^{\circ} 9' 41''$ , 42.91 feet to a point for corner;  
 South  $4^{\circ} 11' 35''$  East, 51.40 feet to a point for corner;  
 South  $1^{\circ} 31' 00''$  West, 402.00 feet to a point for corner;  
 South  $3^{\circ} 8' 59''$  East, 274.38 feet to a point for corner;  
 South  $89^{\circ} 59' 54''$  West, 34.13 feet to a point for corner;  
 South  $6^{\circ} 28' 39''$  West, 59.18 feet to a point for corner;  
 South  $3^{\circ} 53' 53''$  East, 95.76 feet to a point for corner;  
 South  $6^{\circ} 28' 21''$  East, 12.83 feet to a point for corner;  
 South  $4^{\circ} 0' 8''$  East, 51.78 feet to a point for corner;  
 North  $85^{\circ} 33' 7''$  East, 60.55 feet to a point for corner;  
 South  $3^{\circ} 48' 51''$  East, 75.13 feet to a point at the beginning of a curve to the left, having a central angle of  $0^{\circ} 29' 57''$  and a radius of 6,738.37 feet;  
 Southerly with said curve, 58.69 feet to a point for curve;  
 South  $5^{\circ} 22' 17''$  East, 10.00 feet to a point for corner;  
 South  $7^{\circ} 2' 11''$  East, 91.89 feet to a point for corner;  
 South  $7^{\circ} 38' 45''$  East, 34.51 feet to a point for corner;  
 South  $0^{\circ} 5' 20''$  East, 411.08 feet to a point for corner;  
 South  $12^{\circ} 10' 26''$  West, 80.04 feet to a point for corner;  
 South  $80^{\circ} 55' 13''$  West, 139.47 feet to a point for corner;  
 South  $9^{\circ} 37' 0''$  East, 248.60 feet to a point for corner;  
 South  $84^{\circ} 24' 13''$  East, 73.05 feet to a point for corner;  
 South  $26^{\circ} 4' 57''$  East, 69.76 feet to a point at the beginning of a curve to the left, having a central angle of  $0^{\circ} 56' 35''$  and a radius of 5,669.58 feet;  
 Southerly with said curve, 93.31 feet to a point for corner;  
 South  $7^{\circ} 8' 21''$  West, 405.71 feet to a point for corner;  
 South  $11^{\circ} 12' 56''$  West, 317.91 feet to a point for corner;  
 North  $66^{\circ} 44' 51''$  West, 234.20 feet to a point for corner;  
 South  $27^{\circ} 16' 31''$  West, 95.86 feet to a point for corner;  
 South  $51^{\circ} 51' 52''$  East, 300.98 feet to a point for corner;  
 South  $7^{\circ} 8' 25''$ , 20.00 feet to a point for corner;  
 South  $0^{\circ} 30' 23''$  West, 432.90 feet to a point for corner;

South 7° 8' 21" West, 370.00 feet to a point for corner;  
 South 21° 10' 31", 103.08 feet to a point for corner;  
 South 7° 8' 19" West, 89.00 feet to a point for corner;  
 South 4° 14' 6" West, 589.16 feet to a point for corner;  
 South 0° 43' 7", 124.32 feet to a point for corner;  
 South 0° 6' 20" West, 110.19 feet to a point for corner;  
 South 14° 16' 26" East, 100.66 feet to a point for corner;  
 South 0° 6' 22" West, 882.00 feet to a point for corner;  
 South 61° 4' 59" West, 99.77 feet to a point for corner;  
 South 0° 25' 34" East, 38.86 feet to a point in the centerline of Lebanon Road;  
 South 1° 22' 59" West, 35.05 feet to a point for corner;  
 South 29° 39' 9" East, 176.14 feet to a point for corner;  
 South 0° 6' 3" West, 2,463.37 feet to a point for corner;  
 South 0° 6' 23" West, 90.00 feet to a point for corner;  
 South 45° 6' 25" West, 21.21 feet to a point for corner;  
 South 0° 6' 22" West, 40.00 feet to a point across North Preston Circle;  
 South 44° 53' 42" East, 21.21 feet to a point for corner;  
 South 0° 6' 23" West, 140.89 feet to a point for corner;  
 South 49° 1' 12" West, 65.54 feet to a point in the North Right-Of-Way of South Preston Circle;  
 South 0° 45' 11" West, 41.85 feet to a point in the South Right-Of-Way of South Preston Circle;  
 South 44° 21' 19" East, 71.21 feet to a point for corner;  
 South 0° 6' 24" West, 444.17 feet to a point for corner;  
 South 0° 6' 22" West, 444.17 feet to a point for corner;  
 South 44° 117' 33" West, 142.18 feet to a point for corner;  
 South 0° 6' 25" West, 60.23 feet to a point for corner;  
 South 43° 116' 16" East, 144.29 feet to a point for corner;  
 South 0° 6' 21" West, 200.24 feet to a point for corner;  
 South 5° 49' 58" West, 564.76 feet to a point for corner;  
 South 89° 9' 40" West, 39.07 feet to a point for corner;  
 South 17° 56' 50" West, 220.87 feet to a point for corner;  
 South 70° 33' 34" East, 69.80 feet to a point for corner;  
 North 34° 47' 54" East, 90.23 feet to a point for corner;  
 South 8° 43' 17" East, 486.82 feet to a point for corner;  
 South 3° 12' 13" East, 541.67 feet to a point at the beginning of a curve to the right, having a central angle of 3° 7' 48" and a radius of 11,551.11 feet;  
 Southerly with said curve, 631.00 feet to a point for corner;  
 South 0° 0' 39" East, 704.22 feet to a point for corner;  
 North 89° 40' 39" West, 35.00 feet to a point for corner;  
 South 0° 35' 37", 29.34 feet to a point for corner;  
 South 41° 47' 26" West, 410.02 feet to a point for corner;  
 South 48° 35' 12" East, 90.69 feet to a point for corner;  
 North 43° 53' 17" East, 296.08 feet to a point for corner;  
 South 0° 0' 36" East, 195.75 feet to a point for corner;  
 South 31° 37' 15" West, 238.06 feet to a point for corner;

South 35° 58'35" West, 21.36 feet to a point in the North Right-of-Way line of S.H. 121;

THENCE North 60° 31'56" East, 434.31 feet to a point across Preston Road to the East Right-of-Way;

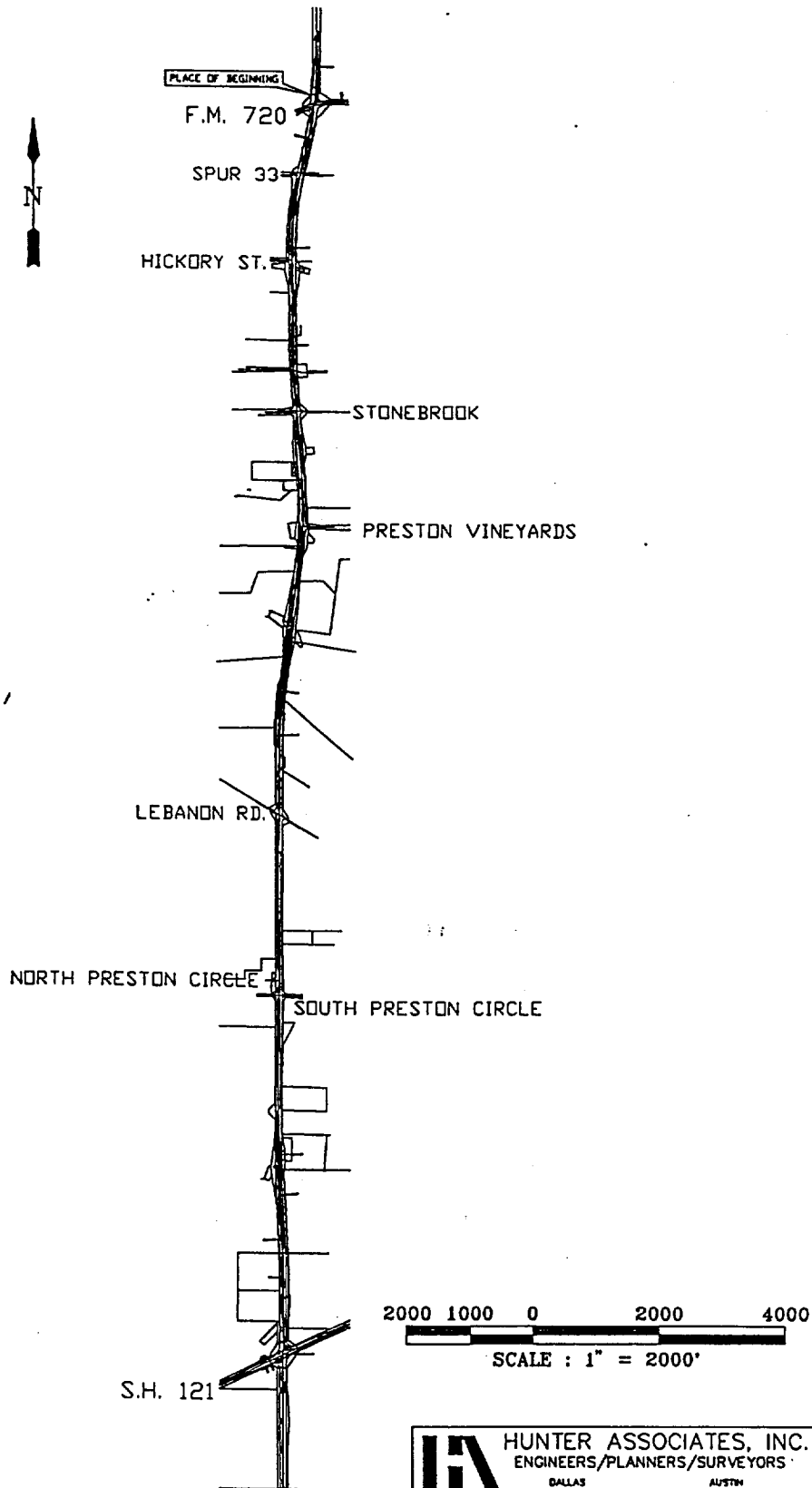
THENCE with the East Right-Of-Way line of Preston Road as follows:

North 57° 15'24" West, 124.86 feet to a point for corner;  
North 0° 0' 37" West, 211.11 feet to a point for corner;  
North 0° 0' 38" West, 197.00 feet to a point for corner;  
North 89° 58' 58" East, 10.00 feet to a point for corner;  
North 0° 0' 38" West, 621.25 feet to a point for corner;  
North 0° 57' 22" West, 381.87 feet to a point for corner;  
South 88° 5' 50" West, 10.00 feet to a point at the beginning of a curve to the left, having a central angle of 1° 14' 31" and a radius of 12,001.04 feet;  
Northerly with said curve, 260.12 feet to a point for corner;  
North 3° 11' 38" West, 441.81 feet to a point for corner;  
North 86° 48' 17" East, 8.00 feet to a point for corner;  
North 3° 11' 40" West, 269.08 feet to a point at the beginning of a curve to the right, having a central angle of 0° 36' 15" and a radius of 11,366.16 feet;  
Northerly with said curve 1,119.85 feet to a point for corner;  
South 87° 27' 24", 8.00 feet to a point for corner;  
North 2° 2' 22" West, 198.50 feet to a point for corner;  
North 4° 23' 9" East, 81.77 feet to a point for corner;  
North 4° 23' 11" East, 147.30 feet to a point for corner;  
North 89° 36' 39" East, 99.64 feet to a point for corner;  
North 0° 39' 20" East, 373.23 feet to a point for corner;  
North 89° 53' 39" West, 139.66 feet to a point for corner;  
North 8° 55' 59", 65.82 feet to a point for corner;  
North 0° 6' 22" East, 387.50 feet to a point for corner;  
North 0° 5' 47" East, 383.04 feet to a point for corner;  
North 0° 26' 43" East, 652.54 feet to a point for corner;  
North 0° 49' 51" East, 749.09 feet to a point for corner;  
North 46° 35' 20" East, 49.26 feet to a point in the South Right-Of-Way of South Preston Circle;  
North 0° 23' 25" West, 60.05 feet to a point in the North Right-Of-Way of South Preston Circle;  
North 44° 17' 44" West, 50.51 feet to a point for corner;  
North 0° 35' 33" West, 774.24 feet to a point for corner;  
North 0° 35' 19" West, 227.53 feet to a point for corner;  
North 0° 3' 24" West, 284.80 feet to a point for corner;  
North 0° 6' 22" East, 343.00 feet to a point for corner;  
South 89° 53' 49" East, 10.00 feet to a point for corner;  
North 0° 6' 12" East, 598.75 feet to a point for corner;  
North 89° 53' 48" West, 9.97 feet to a point for corner;  
North 0° 6' 22" East, 470.50 feet to a point for corner;  
North 62° 6' 2" East, 98.58 feet to a point in the South Right-Of-Way of Lebanon Road;

North 31° 13' 42" East, 28.81 feet to a point for corner;  
 North 59° 20' 22" West, 19.28 feet to a point for corner;  
 North 2° 48' 10" East, 39.84 feet to a point in the North Right-Of-Way of Lebanon Road;  
 North 29° 51' 31" East, 160.31 feet to a point for corner;  
 North 0° 8' 54" East, 607.46 feet to a point for corner;  
 South 61° 59' 58" East, 3.00 feet to a point for corner;  
 North 0° 6' 53", 569.76 to a point at the beginning of a curve to the right, having a central angle of 3° 3' 56" and a radius of 6,026.76 feet;  
 Northerly with said curve, 322.45 feet to a point for corner;  
 North 5° 28' 10" West, 62.82 feet to a point at the beginning of a curve to the right, having a central angle of 1° 34' 44" and a radius of 6,518.54 feet;  
 Northerly with said curve, 197.62 feet to a point at the beginning of a curve to the right, having a central angle of 1° 19' 14" and a radius of 5,669.58 feet to a point for corner;  
 Northerly with said curve, 130.67 feet to a point for corner;  
 North 7° 8' 21" East, 389.00 feet to a point for corner;  
 North 12° 28' 9" East, 431.69 feet to a point for corner;  
 South 84° 59' 23" East, 7.33 feet to a point for corner;  
 South 44° 11' 17" East, 112.17 feet to a point for corner;  
 North 61° 36' 4" East, 43.01 feet to a point for corner;  
 North 16° 21' 35" West, 125.40 feet to a point for corner;  
 North 23° 23' 4" West, 143.16 feet to a point for corner;  
 North 84° 36' 46" West, 22.63 feet to a point for corner;  
 North 7° 2' 47" East, 376.36 feet to a point for corner;  
 North 3° 47' 19" East, 410.24 feet to a point for corner;  
 North 7° 7' 37" East, 391.47 feet to a point for corner;  
 North 25° 14' 20" East, 131.86 feet to a point at the beginning of a curve to the left, having a central angle of 0° 48' 47" and a radius of 7,170.54 feet;  
 Northerly with said curve, 101.76 feet to a point for corner;  
 South 84° 3' 14" East, 84.00 feet to a point for corner;  
 North 42° 41' 4" West, 158.53 feet to a point at the beginning of a curve to the left, having a central angle of 0° 23' 29" and a radius of 8,505.77 feet;  
 Northerly with said curve, 58.12 feet to a point in the South Right-Of-Way of Preston Vineyards, said point also being at the beginning of a curve to the left, having a central angle of 0° 34' 4" and a radius 8,505.77 feet;  
 Northerly with said curve, 84.28 feet to a point in the North Right-Of-Way of Preston Vineyards;  
 North 81° 38' 21" West, 17.49 feet to a point for corner;  
 North 38° 29' 44" West, 14.43 feet to a point at the beginning of a curve to the left, having a central angle of 2° 15' 30" and a radius of 6,301.53;  
 Northerly with said curve, 248.37 feet to a point for corner;  
 North 89° 51' 14" West, 14.90 feet to a point at the beginning of a curve to the left, having a central angle of 4° 28' 7" and a radius of 5,916.99 feet;  
 Northerly with said curve, 461.46 feet to a point for corner;  
 North 4° 11' 38" West, 240.99 feet to a point for corner;  
 North 9° 56' 29" East, 164.80 feet to a point for corner;  
 North 85° 48' 11" East, 124.18 feet to a point for corner;

North 4° 18' 27" West, 99.71 feet to a point for corner;  
 South 85° 27' 36" West, 119.63 feet to a point for corner;  
 North 11° 14' 20" West, 363.77 feet to a point for corner;  
 North 3° 57' 23" West, 97.58 feet to a point for corner;  
 North 42° 56' 40" East, 136.55 feet to a point for corner;  
 North 3° 40' 55" West, 60.06 feet to a point for corner;  
 North 48° 39' 12" West, 144.67 feet to a point for corner;  
 North 4° 7' 42" West, 629.63 feet to a point for corner;  
 North 86° 43' 35" East, 10.00 feet to a point at the beginning of a curve to the right, having  
 a central angle of 2° 53' 56" and a radius of 5,855.47 feet;  
 Northerly with said curve, 296.27 feet to a point for corner;  
 North 0° 13' 37" West, 310.50 feet to a point for corner;  
 South 89° 46' 15" West, 10.00 feet to a point for corner;  
 North 0° 13' 37" West, 448.30 feet to a point for corner;  
 North 8° 51' 47" East, 329.14 feet to a point for corner;  
 North 0° 13' 37" West, 125.00 feet to a point for corner;  
 South 78° 46' 6" East, 151.01 feet to a point for corner;  
 North 16° 43' 42" East, 85.72 feet to a point for corner;  
 North 71° 41' 33" West, 182.46 feet to a point for corner;  
 North 0° 13' 35" West, 20.00 feet to a point for corner;  
 North 19° 41' 44" West, 50.64 feet to a point for corner;  
 North 89° 48' 39" West, 35.12 feet to a point for corner;  
 North 0° 13' 37" West, 221.13 feet to a point at the beginning of a curve to the right, having  
 a central angle of 12° 34' 59" and a radius of 5,669.58 feet;  
 Northerly with said curve, 1,245.12 feet across Spur 33;  
 North 12° 24' 4" East, 62.48 feet to a point for corner;  
 South 75° 2' 8" East, 10.60 feet to a point for corner;  
 North 12° 24' 12" East, 539.06 feet to a point at the beginning of a curve to the left, having  
 a central angle of 3° 26' 33" and a radius of 6,128.73 feet;  
 Northerly with said curve, 368.25 feet to a point for corner;  
 North 44° 23' 16" East, 300.17 feet to a point in the South Right-Of-Way of Preston Road;  
 North 1° 11' 0" East, 87.98 feet to a point in the North Right-Of-Way of Preston Road;  
 North 54° 46' 30" West, 191.36 feet to a point for corner;

THENCE South 75° 47' 24", 158.23 feet to the PLACE OF BEGINNING and containing 77.25  
 acres of land, more or less.



HUNTER ASSOCIATES, INC.  
ENGINEERS/PLANNERS/SURVEYORS

DALLAS  
214-369-9171

AUSTIN  
512-454-9716

DRAWN BY:	SCALE:
HAI	2000
CAD ID:	
289PAR.DWG	
JOB NUMBER:	DATE:
N96041E	11 - 96



**CITY OF FRISCO  
TRACT J**

**FIELD NOTES  
LEBANON ROAD  
16.17 ACRES**

BEING a tract of land out of the Jonathan Allen Survey, Abstract No. 16, the James Bolin Survey, Abstract No. 32, and the Zach Burris Survey, Abstract No. 74, in the City of Frisco, Collin County, Texas and being more particularly described as follows:

BEGINNING at a chiseled "X" in concrete found at the intersection of the east right-of-way line of the dallas north tollway (a 300-foot wide right-of-way) with the centerline of lebanon road (an undedicated right-of-way), same being on the south line of a called 231.113 acre tract as conveyed to the Rudman Partnership and evidenced in a deed record in volume 3346 at page 764 (O.P.L.R.C.C.T.);

THENCE with the north right-of-way line of lebanon road as follows:

South 89° 23' 58" East, 2500.18 feet to a point for corner;  
South 89d23'59" East, 449.02 feet to a point at the beginning of a curve to the right, having  
A central angle of 19d50'04" and a radius of 2560.00 feet;  
Southerly with said curve, 886.79 feet to a point for corner;  
South 65d36'23" East, 359.32 feet to a point at the beginning of a curve to the right, having  
a central angle of 5d32'45" and a radius of 3000.00 feet;  
Southerly with said curve, 290.38 feet to a point for corner;  
South 60d03'38" East, 650.07 feet to a point for corner;  
South 58d53'00" East, 431.48 feet to a point for corner;

THENCE South 31d07'00" West, 119.95 feet to a point in the South Right-of-Way of Lebanon Road;

THENCE with the South Right-of-Way line of Lebanon Road as follows:

North 58d53'00" West, 426.94 feet to a point for corner;  
North 59d49'15" West, 334.42 feet to a point for a corner;  
North 60d03'38" East, 777.30 feet to a point at the beginning of a curve to the left, having  
A central angle of 5d32'45" and a radius of 2880.00 feet;  
Northerly with said curve, 278.76 feet to a point for a corner;  
North 65d36'23" West, 359.32 feet to a point at the beginning of a curve to the left, having  
a central angle of 19d45'29" and a radius of 2440.00 feet;  
Northerly with said curve, 841.42 feet to a point for corner;  
North 89d23'59" West, 2911.10 feet to a point for corner;  
South 39d49'24" West, 31.62 feet to a 5/8-inch iron rod set for corner on the East Right-of-Way line of the Dallas North Tollway;

THENCE North 10° 57' 14" West, along the East Right-of-Way line of the Dallas North Tollway, a distance of 86.24 feet to the POINT OF BEGINNING and containing 12.64 acres of land, more or less.

Save, less and except that portion of the foregoing that is outside the Corporate Limits of the City of Frisco, such portion generally described as all of the said 7.123 acre tract of land as described in the 7.123 acre description attached hereto.

## EXHIBIT A

Metes and Bounds Description  
Proposed Lebanon Road  
7.123 Acres  
Jonathan Allen Survey, Abstract No. 16  
Collin County, Texas

BEING a tract of land situated in the Jonathan Allen Survey, Abstract No. 16 and being a portion of a called 70.48 acre tract as conveyed to E. R. Wade and J. K. Wade and evidenced in a Deed recorded in Volume 186 at Page 525, a portion of a called 99.2 acre tract as conveyed to J. K. Wade and evidenced in a Deed recorded in Volume 382 at Page 402, and a portion of a called 50-acre tract as conveyed to J. K. Wade and evidenced in a Deed recorded in Volume 318 at Page 445, save and except a called parcel No. 11-13 as conveyed to the City of Frisco for the right-of-way of the Dallas North Tollway and evidenced in a Deed recorded in Collin County Clerk's File No. 94-0099434, all of the Official Public Land Records of Collin County, Texas (O.P.L.R.C.C.T.) and being more particularly described by metes and bounds as follows (bearings based on the east right-of-way line of the Dallas North Tollway as described in Clerk's File No. 94-0099434 (O.P.L.R.C.C.T.):

BEGINNING at a chiseled "X" in concrete found at the intersection of the east right-of-way line of the Dallas North Tollway (a 300-foot wide right-of-way) with the centerline of Lebanon Road (an undedicated right-of-way), same being on the south line of a called 231.113 acre tract as conveyed to the Rudman Partnership and evidenced in a Deed recorded in Volume 3346 at Page 764 (O.P.L.R.C.C.T.);

THENCE South 89°23'59" East, departing said east right-of-way line of the Dallas North Tollway and along the south line of said 231.113 acre tract and the centerline of said Lebanon Road, a distance of 2500.18 feet to a 5/8-inch iron rod found for the southeast corner of said 231.113 acre tract;

THENCE North 00°11'28" West, along the east line of said 231.113 acre tract, a distance of 60.01 feet to a 5/8-inch iron rod set for corner, being on the proposed north right-of-way line of Lebanon Road;

THENCE in an easterly direction along the proposed northerly right-of-way line of Lebanon Road;

- South 89°23'59" East, a distance of 449.02 feet to a 5/8-inch iron rod set for the beginning of a curve to the right;
- Along said curve to the right having a radius of 2580.00 feet, passing through a delta angle of 19°50'04", an arc length of 886.21 feet to a 5/8-inch iron rod set for corner;

THENCE South 00°03'24" West, leaving said proposed northerly right-of-way line of Lebanon Road, a distance of 128.45 feet to a 5/8-inch iron rod set for corner on the proposed curving southerly line of Lebanon Road, having a radial bearing of South 21°29'06" West;

THENCE in a westerly direction along the proposed southerly right-of-way line of Lebanon Road as follows:

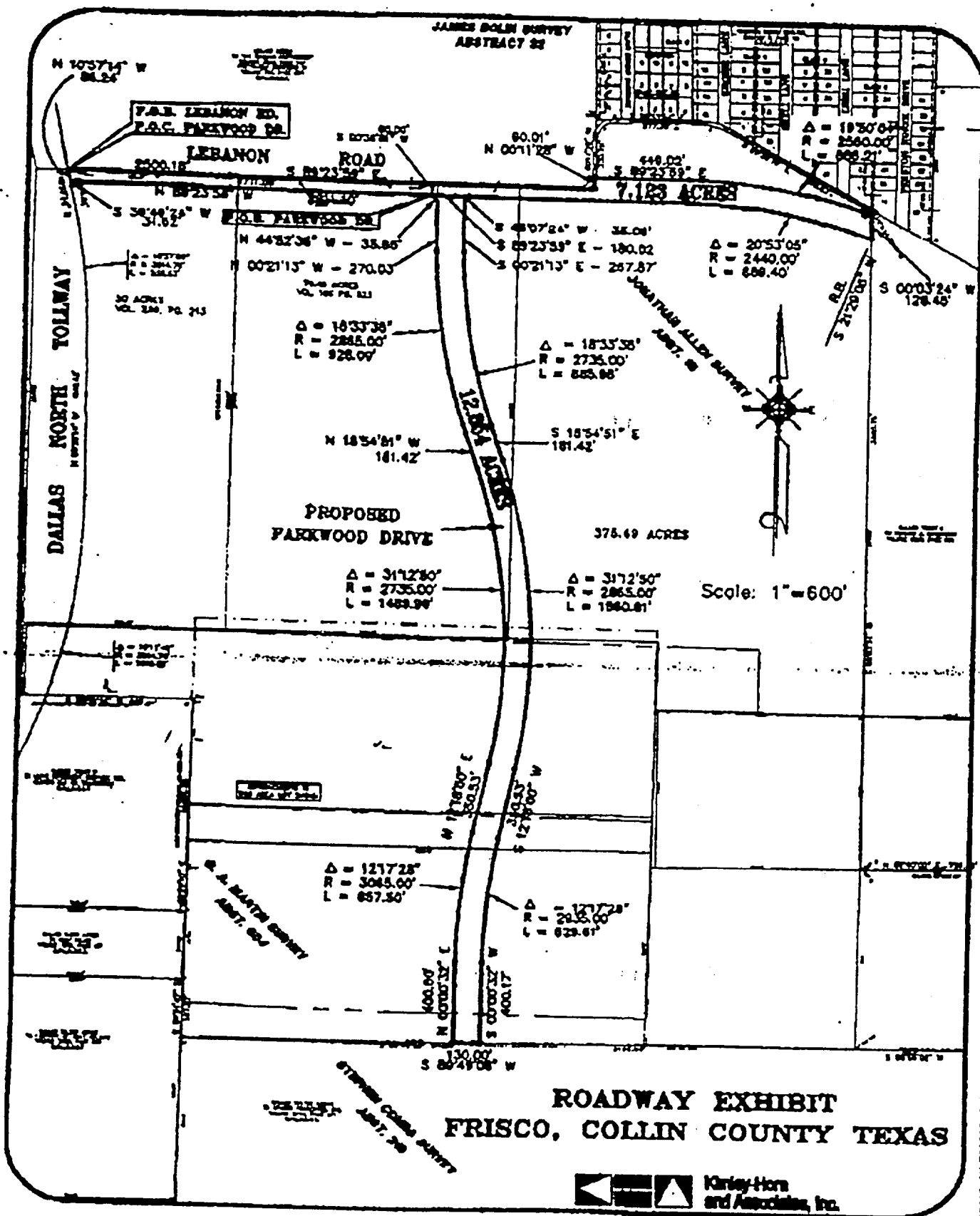
- Bearing to the left along said curve having a radius of 2440.00 feet, passing through a delta angle of 20°53'05", an arc length of 889.40 feet to a 5/8-inch iron rod set for the end of said curve;
- North 89°23'59" West, a distance of 2911.10 feet to a 5/8-inch iron rod set for corner;
- South 39°49'24" West, a distance of 31.62 feet to a 5/8-inch iron rod set for corner on the east right-of-way line of the Dallas North Tollway;

THENCE North 10°57'14" West, along the east right-of-way line of the Dallas North Tollway, a distance of 86.24 feet to the POINT OF BEGINNING and containing 7.123 acres.

Save, less and except that portion of the foregoing that is outside the corporate limits of the City of Frisco, such portion generally described as all of the said 7.123 acre tract of land as described herein.

EXHIBIT A

→→→ FRISCO



10-6-98 12:44:31

**CITY OF FRISCO  
TRACT K (a)**

**FIELD NOTES  
FROM THE COMBINATION OF 5TH AND PARKWOOD TO F.M. 720  
3.31 ACRES**

BEING a tract of land out of The W.B. Watkins Survey, Abstract No. 1004 and The L.H. McNeil Survey, Abstract No. 618, in the City of Frisco, Collin County, Texas and being more particularly described as follows:

BEGINNING at a point in the South Right-Of-Way line of F.M. 720 and the East Right-Of-Way line of Parkwood Drive;

THENCE South  $10^{\circ} 9' 8''$  West, 2,395.53 feet to a point for corner;

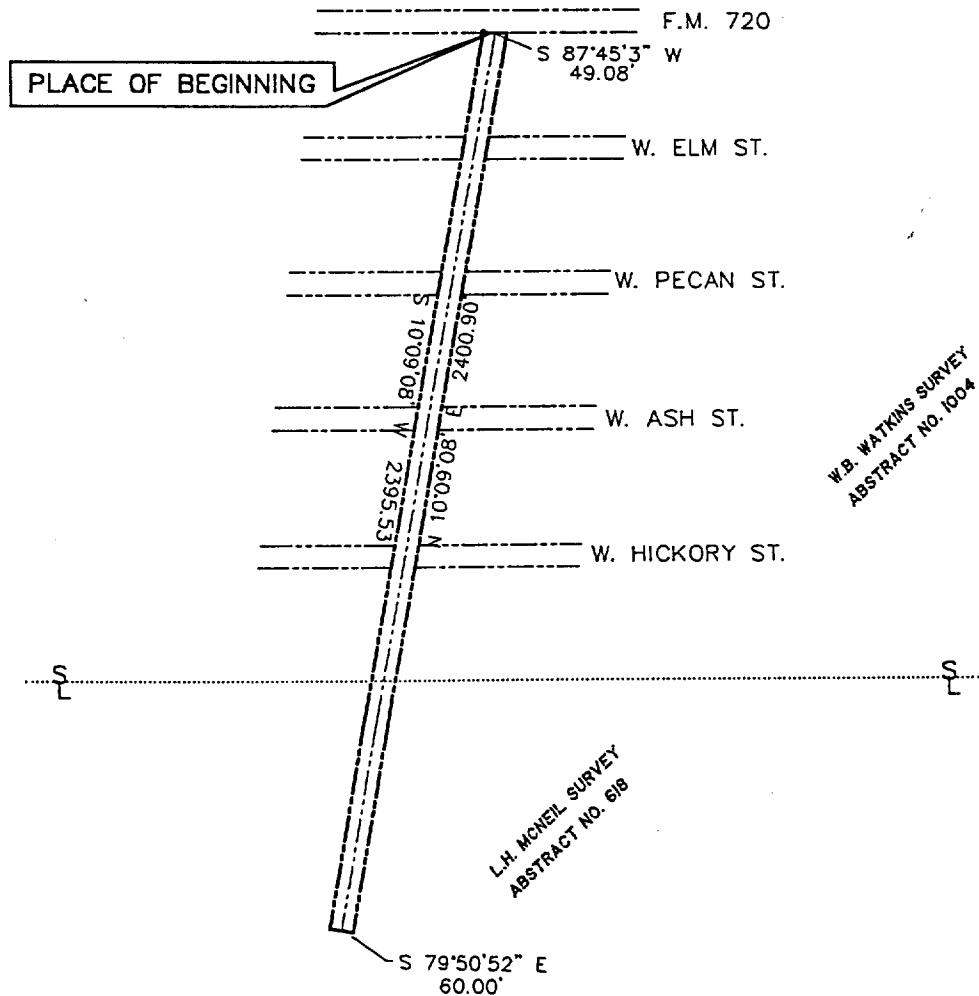
THENCE South  $79^{\circ} 50' 52''$  East, 60.00 feet to a point in the West Right-Of-Way of Parkwood Drive;

THENCE North  $10^{\circ} 9' 8''$  East, 2,400.90 feet to a point in the South Right-Of-Way of F.M. 720;

THENCE South  $87^{\circ} 45' 3''$  West, 49.08 feet along the South Right-Of-Way of F.M. 720 to the PLACE OF BEGINNING and containing 3.31 acres of land, more or less.

## PARKWOOD TO F.M. 720

TRACT K



**HUNTER ASSOCIATES, INC.**  
ENGINEERS/PLANNERS/SURVEYORS

DALLAS  
214-369-9171

AUSTIN  
512-454-8716

DRAWN BY:  
JDF

SCALE:  
NTS

CAD ID:  
PKWD-ROW.DWG

JOB NUMBER:  
N96041E

DATE:  
11 - 96

**CITY OF FRISCO**  
**TRACK NO. K(b)**  
**FIELD NOTES**  
**PARKWOOD DRIVE**  
**17.99 ACRES**

BEING a tract of land out of the James Bolin Survey, Abstract No. 32, the Jonathan Allen Survey, Abstract No. 16, the G.A. Martin Survey, Abstract No. 604, the William McNeil Survey, Abstract No. 591, the B.F. McNeil Survey, Abstract No. 607, and the Louis McNeil Survey, Abstract No. 618, in the City of Frisco, Collin County, Texas and being more particularly described as follows:

COMMENCING at a "x" in concrete found in the Northwest Right-Of-Eay line of Stonebrook Parkway (100 feet R.O.W.) as dedicated to the City of Frisco, Texas according to the plot thereof recorded in Cabinet F. slide 37 of the Map Records of Collin County, Texas, and for the South corner of a 34.92 acre tract of land described in deed to Fidelity Federal Savings Association recorded in Volume 3166, Page 911, Land Records of Collin County, Texas and for the beginning of a curve to the right, having a central angle of  $44^{\circ} 07' 29''$  and a radius of 950.00 feet;

THENCE with said curve, 731.62 feet to the point for the beginning of a curve to the right, having a central angle of  $6^{\circ} 3' 23''$ , and a radius of 950.00 feet;

THENCE with the Northwest Right-Of-Way line of Stonebrook Parkway and with said curve, 100.42 feet to a point in the West line of Parkway Drive, said point also being the POINT OF BEGINNING;

THENCE with the West line of Parkway Drive the following:

North  $41^{\circ} 54' 53''$  West, 466.70 to a point at the beginning of a curve to the right, having a central angle of  $64^{\circ} 8' 48''$  and a radius of 1100.00 feet;

Northerly with said curve, 1231.53 feet to a point at the beginning of a reverse curve to the left, having a central angle of  $29^{\circ} 2' 22''$  and a radius of 1000.00 feet;

Northerly with said curve, 506.83 feet to a point for corner;

North  $6^{\circ} 48' 27''$  West, 186.12 feet to a point at the beginning of a curve to the left, having a central angle of  $44^{\circ} 56' 56''$  and a radius of 1000.00 feet;

Northerly with said curve, 784.51 feet to a point for corner;

North  $51^{\circ} 45' 23''$  West, 53.19 feet to a point at the beginning of a curve to the right, having a central angle of  $61^{\circ} 54' 32''$  and a radius 900.00 feet;

Northerly with said curve, 972.46 feet to a point in the existing Northwest Right-of-way of fifth street ( 60 feet R.O.W.);

THENCE South  $79^{\circ} 50' 52''$  East, 100.00 feet to a point in the East line of Parkwood Drive and the beginning of curve to the left, having a central angle of  $61^{\circ} 54' 32''$  and a radius of 800.00 feet;

Southerly with said curve, 864.41 feet to a point in the East line of Parkwood Drive;

THENCE with the East line of Parkway Drive the following:

South  $51^{\circ} 45' 23''$  East, 53.19 feet to a point at the beginning of a curve to the right, having a central angle of  $44^{\circ} 56' 56''$  and a radius of 1100.00 feet;



Southerly with said curve, 864.41 feet to a point for corner;  
South 6° 48' 27" East, 186.12 feet to a point at the beginning of a curve to the right, having a central angle of 29° 2' 22" and a radius of 1100.00 feet;  
Southerly with said curve, 557.52 feet to a point at the beginning of a reverse curve to the left, having a central angle of 64° 8' 48" and a radius of 1000.00 feet;  
Southerly with said curve, 1119.57 feet to a point for corner;  
South 41° 54' 53" East, 475.34 feet to a point for a corner;  
South 41° 54' 53" East, 100.00 feet to a point across the Right-Of-Way of Stonebrook Parkway;  
South 41° 54' 53" East, 76.65 feet to a point at the beginning of a curve to the right, having a central angle of 40° 53' 8" and a radius 1100.00 feet;  
Southerly with said curve, 784.95 feet to a point for corner;  
South 1° 1' 45" East, 647.93 feet to a point at the beginning of a curve to the left, having a central angle of 30° 20' 24" and a radius of 1550.00 feet;  
Southerly with said curve, 820.78 feet to a point at the beginning of a reverse curve to the right, having a central angle of 59° 9' 59" and a radius of 1100.00 feet;  
Southerly with said curve, 1135.91 feet to a point for corner;  
South 00° 48' 29" East, 73.06 feet to a point on the existing centerline of Lebanon Road;

THENCE North 89° 51' 30" West, 100.01 feet to a point in the West right-of-way line of Parkwood drive;

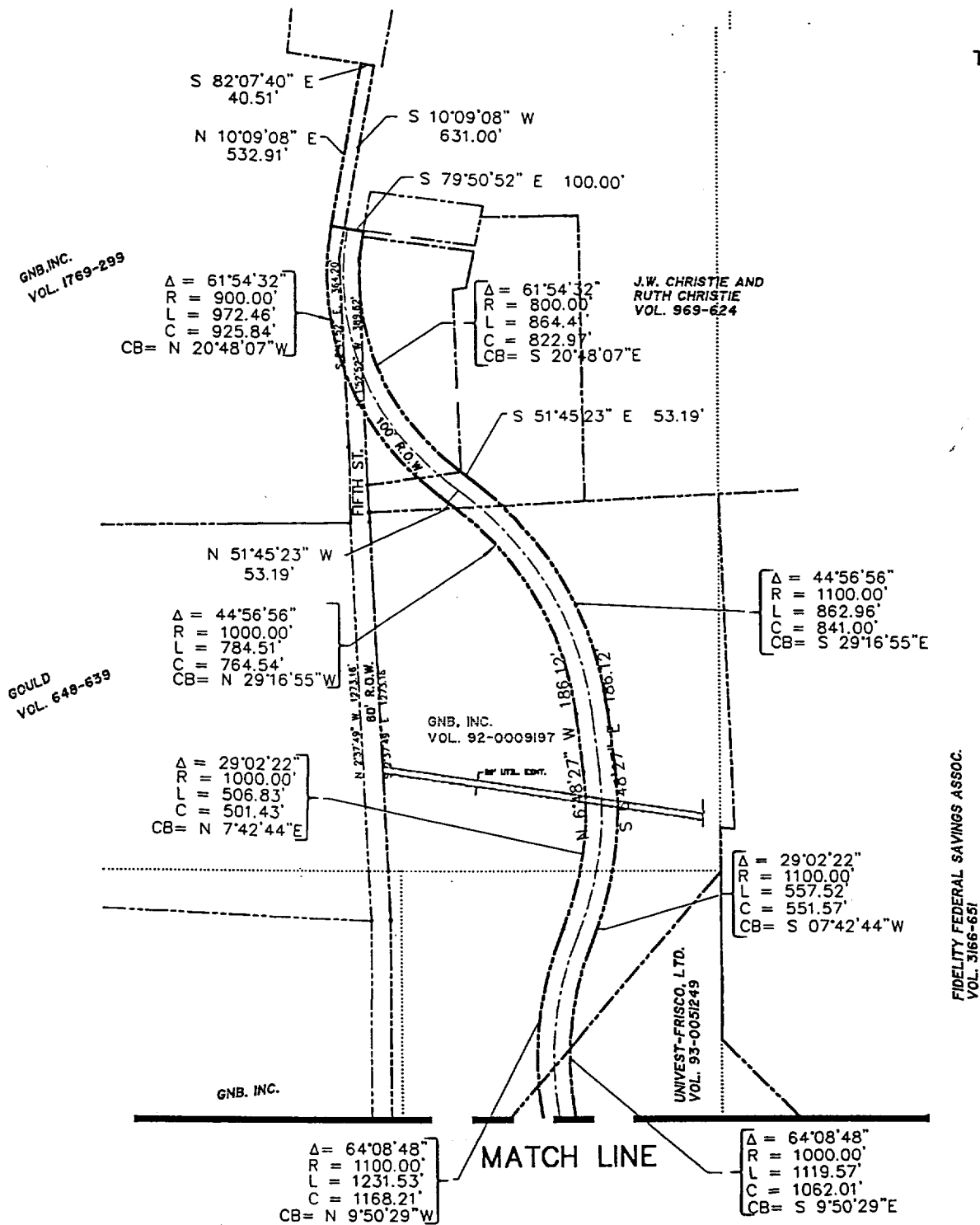
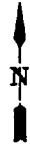
THENCE West 130.00 feet to a point in the West line of Parkwood Drive;

THENCE with the West line of Parkwood Drive the following:

North 0° 48' 44" West, 701.08 feet to a point on the existing centerline of Lebanon Road;  
East 15.00 feet to a point for corner;  
North 00° 48' 44" West, 71.39 feet to a point at the beginning of a corner of a curve to the left, having a central angle of 59° 9' 58" and a radius of 1000.00 feet;  
Northerly with said curve, 1032.64 feet to a point at the beginning of a reverse curve to the right, having a central angle of 32° 14' 38" and a radius of 1650.00 feet;  
Northerly with said curve, 928.55 feet to a point for corner;  
North 1° 1' 45" West, 647.92 feet to a point at the beginning of a curve to the left, having a central angle of 40° 53' 8" and a radius of 1000.00 feet;  
Northerly with said curve, 713.59 feet to a point for corner;

THENCE North 41° 54' 53" West, 184.52 feet to the PLACE OF BEGINNING and containing 17.99 acres of land, more or less.

TRACT K



**HUNTER ASSOCIATES, INC.**  
 ENGINEERS/PLANNERS/SURVEYORS

DALLAS  
 214-369-9171

AUSTIN  
 512-454-8716

DRAWN BY:

AJC

SCALE:

NTS

CAD ID:

PKWD-ROW.DWG

JOB NUMBER:

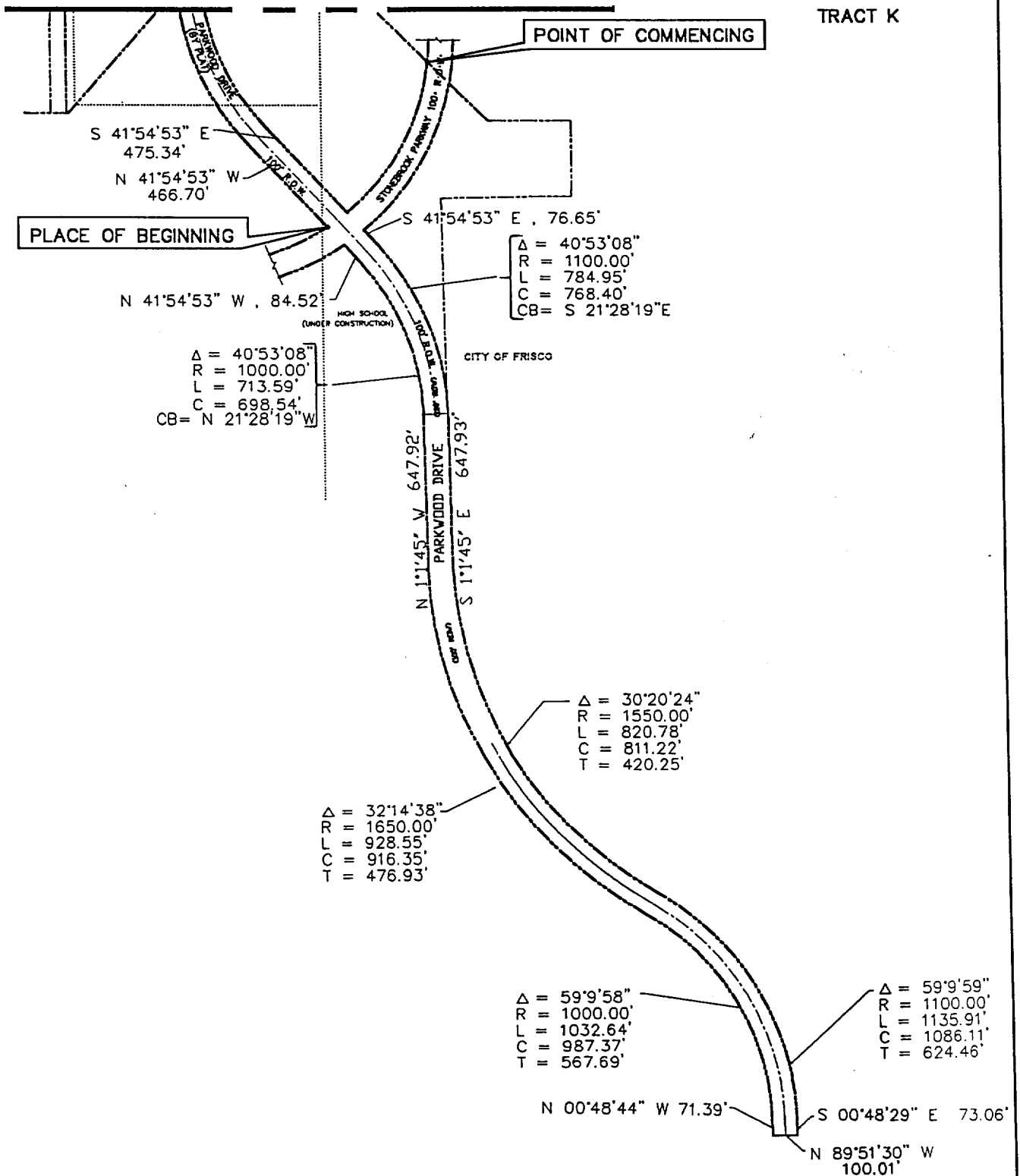
N96041E

DATE:

11 - 96

## MATCH LINE

TRACT K



**HUNTER ASSOCIATES, INC.**  
 ENGINEERS/PLANNERS/SURVEYORS

DALLAS  
 214-369-9171

AUSTIN  
 512-454-8716

DRAWN BY:  
 JDF

SCALE:  
 NTS

CAD ID:  
 PKWD-ROW.DWG

APPROVED BY:

JOB NUMBER:  
 N96041E

DATE:  
 11 - 96

## CITY OF FRISCO

## TRACK NO. K(c)

Metes and Bounds Description

Proposed Parkwood Drive

12.854 Acres

Jonathan Allen Survey, Abstract No. 16

G. A. Martin Survey, Abstract No. 604

Collin County, Texas

BEING a tract of land situated in the Jonathan Allen Survey, Abstract No. 16 and the G. A. Martin Survey, Abstract No. 604 and being a portion of a called 70.48 acre tract as conveyed to E. R. Wade and J. K. Wade and evidenced in a Deed recorded in Volume 186 at Page 525, a portion of a called 99.2 acre tract as conveyed to J. K. Wade and evidenced in a Deed recorded in Volume 382 at Page 402, part of a called 49.70 acre tract as conveyed to J. K. Wade and evidenced in a Deed recorded in Volume 225 at Page 562, part of a called 49.71 acre tract as conveyed to J. K. Wade and evidenced in a Deed recorded in Volume 225 at Page 563, all of the Official Public Land Records of Collin County, Texas (O.P.L.R.C.C.T.) and being more particularly described by metes and bounds as follows (bearings based on the east right-of-way line of the Dallas North Tollway as described in Clark's File No. 94-0099434 (O.P.L.R.C.C.T.):

COMMENCING at a chiseled "X" in concrete found at the intersection of the east right-of-way line of the Dallas North Tollway (a 300-foot wide right-of-way) with the centerline of Lebanon Road (an undedicated right-of-way), same being on the south line of a called 231.113 acre tract as conveyed to the Rudman Partnership and evidenced in a Deed recorded in Volume 3346 at Page 764 (O.P.L.R.C.C.T.);

THENCE South 89°23'59" East, departing said east right-of-way line of the Dallas North Tollway and along the south line of said 231.113 acre tract and the centerline of said Lebanon Road, a distance of 1711.08 feet to a point for corner;

THENCE South 00°36'01" West, a distance of 60.00 feet to a 5/8-inch iron rod set for corner, being on the south right-of-way line of said Lebanon Road, being the POINT OF BEGINNING;

THENCE South 89°23'59" East, along said south right-of-way line of Lebanon Road, a distance of 180.02 feet to a 5/8-inch iron rod set for corner being on the east right-of-way line of Parkwood Drive;

THENCE in a southerly direction, departing the south right-of-way line of Lebanon Road and along the east right-of-way line of Parkwood Drive as follows:

- South 45°07'24" West, a distance of 35.08 feet to a set 5/8-inch iron rod;
- South 00°21'13" East, a distance of 267.87 feet to a 5/8-inch iron rod set for the beginning of a curve to the left;
- Along the arc of said curve, to the left having a radius of 2735.00 feet, passing through a delta angle of 18°33'38" and an arc length of 885.98 feet to a 5/8-inch iron rod set for the end of said curve;
- South 18°54'51" East, a distance of 181.42 feet to a 5/8-inch iron rod set for the beginning of a curve to the right;
- Along the arc of said curve, to the right having a radius of 2865.00 feet, passing through a delta angle of 31°12'50" and an arc length of 1580.81 feet to a 5/8-inch iron rod set for the end of said curve;
- South 12°18'00" West, a distance of 350.53 feet to a 5/8-inch iron rod set for the beginning of a curve to the left;

## EXHIBIT A

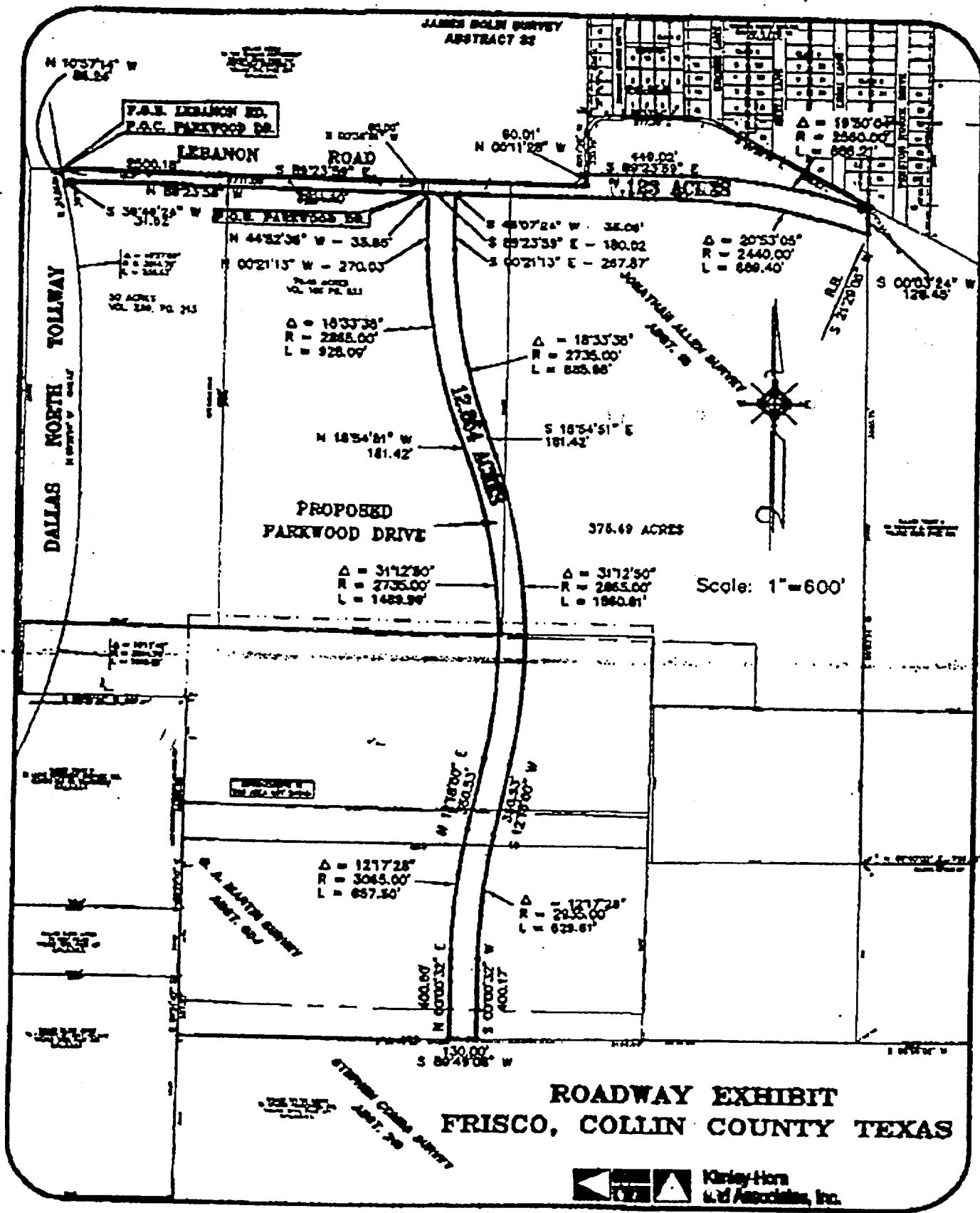
- Along said curve to the left having a radius of 2935.00 feet, passing through a delta angle of  $12^{\circ}17'28''$  and an arc length of 629.61 feet to a 5/8-inch iron rod set for the end of said curve;
- South  $00^{\circ}00'32''$  West, a distance of 400.17 feet to a 5/8-inch iron rod set for corner;

THENCE South  $89^{\circ}49'08''$  West, departing said east right-of-way line of Parkwood Drive, a distance of 130.00 feet to a 5/8-inch iron rod set for corner being on the west right-of-way line of Parkwood Drive;

THENCE in a northerly direction along the west right-of-way line of Parkwood Drive as follows:

- North  $00^{\circ}00'32''$  East, a distance of 400.60 feet to a 5/8-inch iron rod set for the beginning of a curve to the right;
- Along said curve to the right having a radius of 3085.00 feet, passing through a delta angle of  $12^{\circ}17'28''$  an arc length of 657.50 feet to a 5/8-inch iron rod set for the end of said curve;
- North  $12^{\circ}18'00''$  East, a distance of 350.53 feet to a 5/8-inch iron rod set for the beginning of a curve to the left;
- Along said curve to the left having a radius of 2735.00 feet, passing through a delta angle of  $31^{\circ}12'50''$ , an arc length of 1489.99 feet to a 5/8-inch iron rod set for the end of said curve;
- North  $18^{\circ}54'51''$  West, a distance of 181.42 feet to a 5/8-inch iron rod set for the beginning of a curve to the right;
- Along said curve to the right having a radius of 2865.00 feet passing through a delta angle of  $18^{\circ}33'38''$  an arc length of 928.09 feet to a 5/8-inch iron rod set for the end of said curve;
- North  $00^{\circ}21'13''$  West, a distance of 270.03 feet to a set iron rod;
- North  $44^{\circ}52'38''$  West, a distance of 35.65 feet to the POINT OF BEGINNING and containing 12.854 acres.

Save, less and except that portion of the foregoing that is outside the corporate limits of the City of Frisco, such portion generally described as all of this 12.854 acre tract of land.



**CITY OF FRISCO  
TRACT NO. L**

**FIELD NOTES  
COLLIN COUNTY COMMUNITY COLLEGE  
111.643 ACRES**

BEING a tract of land situated in the Z. Burris Survey, Abstract No. 74, the S. W. Cash Survey, Abstract No. 238, the J. S. Gough Survey, Abstract No. 348 and the T. & P. R. R. Co. Survey, Abstract No. 933 Collin County, Texas and being part of a 145.0 acre tract of land conveyed to G. B. Morgan as recorded in Volume 324, Page 379, Deed Records, Collin County, Texas and part of a 90.0 acre tract of land conveyed to J. K. Wade as recorded in Volume 363, Page 95, Deed Records, Collin County, Texas and being part of a 90 acre tract conveyed to J. K. Wade and E. F. Wade by deed recorded in Volume 329, Page 37, Deed Records of Collin County, Texas and being more particularly described as follows:

COMMENCING at a point for the intersection of the East Right-Of-Way line of Preston Road (S.H. 289) with the South Right-Of-Way line of Preston Vineyard Drive, said point being the Northwest corner of the 9.7973 acre tract conveyed by deed recorded in Volume 2529, Page 358, Land records Collin County, Texas;

THENCE North 89° 06' 19" East, a distance of 796.67 feet to a point for corner;

THENCE North 89° 13' 47" East, a distance of 1597.07 feet to the POINT OF BEGINNING;

THENCE North 89° 13' 47" East, along the South line of Preston Vineyards, Section One an addition to the City of Frisco according to the plat thereof recorded in Cabinet G, Pages 273-275, Map Records, Collin County, Texas, a distance of 1461.83 feet to a point for the beginning of a curve to the left having a central angle of 24° 06' 16", a radius of 480.61 feet and a chord bearing and distance of North 77° 10' 39" East, 200.71 feet;

THENCE with the said curve and the South line of said addition, an arc length of 202.20 feet to a point in the centerline of Beringer Drive;

THENCE South 26° 24' 54" East, with the said centerline, a distance of 425.00 feet to a point for the intersection of the centerline of Beringer Drive with the centerline of a no name street, said point being the beginning of a curve to the left having a central angle of 10° 23' 48", a radius of 528.72 feet and a chord bearing and distance of North 58° 23' 12" East, 95.81 feet;

THENCE with the said curve and the centerline of a no name street, an arc distance of 95.94 feet to the point of tangency;

THENCE North  $53^{\circ} 11' 18''$  East, continuing with the said centerline, a distance of 117.51 feet to the beginning of a curve to the right having a central angle of  $37^{\circ} 29' 59''$ , a radius of 320.00 feet and a chord bearing and distance of North  $71^{\circ} 56' 18''$  East, 205.72 feet;

THENCE with the said curve, an arc distance of 209.44 feet to the point of tangency;

THENCE South  $89^{\circ} 18' 42''$  East, continuing with the said centerline, a distance of 271.06 feet to a point for the end of the centerline of the no name street, said point being the beginning of a curve to the right having a central angle of  $03^{\circ} 31' 10''$ , a radius of 1960.00 feet and a chord bearing and distance of North  $14^{\circ} 11' 57''$  East, 120.38 feet;

THENCE with the said curve and the Easterly line of Lot 11, Block 12, Preston Vineyard, Section One, an arc distance of 120.40 feet to the point of tangency;

THENCE South  $74^{\circ} 02' 28''$  East, with the South line of Lot 12, Block 12, a distance of 460.00 to a point in the centerline of Old Preston Road;

THENCE South  $15^{\circ} 57' 32''$  West, with the said centerline, a distance of 166.00 feet to a point for corner;

THENCE South  $12^{\circ} 10' 00''$  West, continuing with the centerline of Old Preston Road, a distance of 855.09 feet to a point in the center of a gravel road;

THENCE North  $89^{\circ} 18' 42''$  West, with the said center, a distance of 560.82 feet to an iron rod set for corner;

THENCE South  $39^{\circ} 44' 48''$  West, along the center of said gravel road, a distance of 1523.40 feet to a 5/8" iron rod set for an angle point;

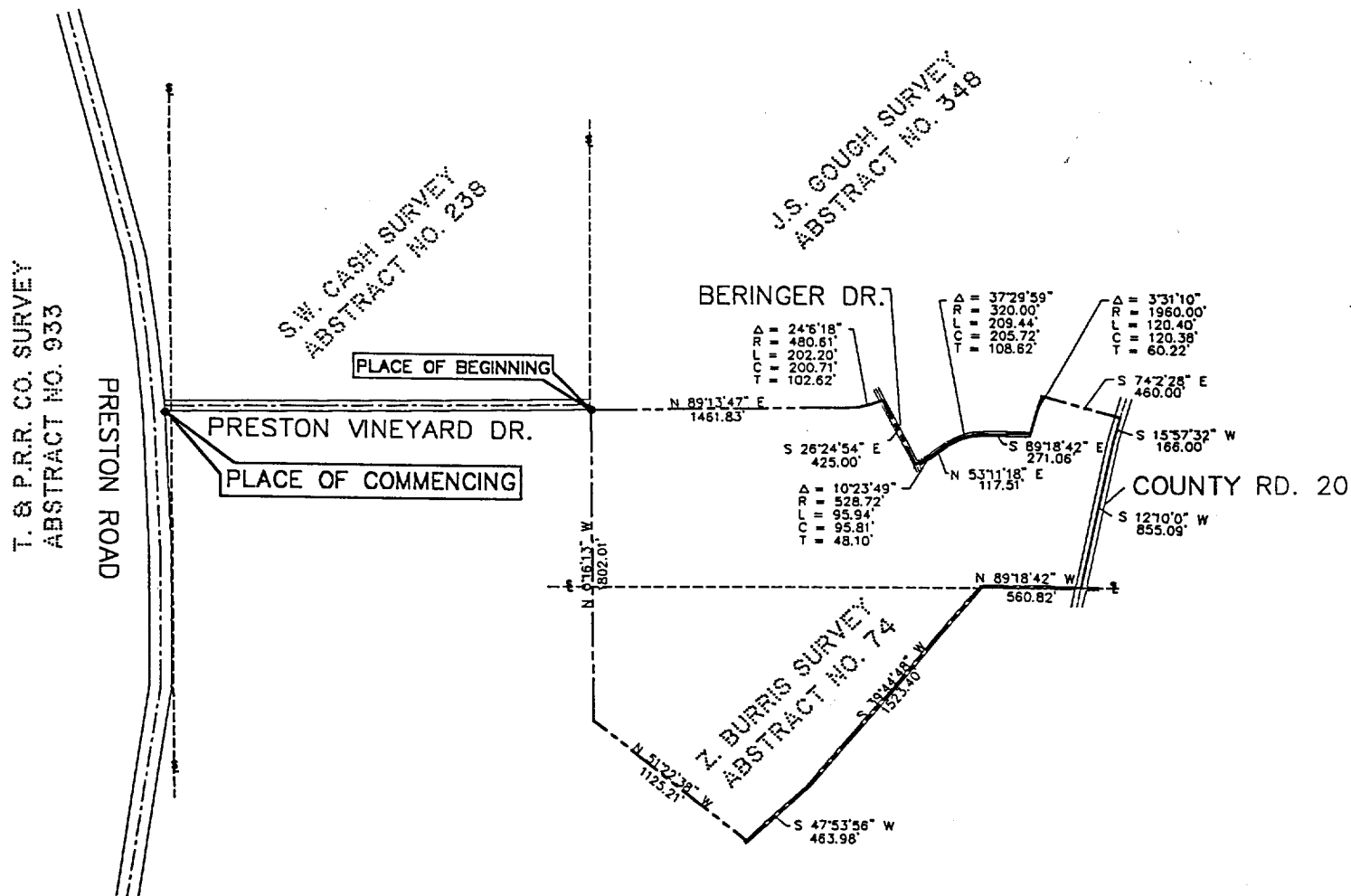
THENCE South  $47^{\circ} 53' 56''$  West, continuing with the said centerline, a distance of 463.98 feet to a 5/8" iron rod found for corner, said corner being the most Southerly corner of the beforementioned 90 acre tract;


THENCE North  $51^{\circ} 22' 38''$  West, with the Southwest line of said 90 acre tract; passing a 5/8" iron rod set at 829.88 feet; in all a total distance of 1125.21 feet to a point for corner;

THENCE North  $00^{\circ} 16' 13''$  West, a distance of 1802.01 feet to the PLACE OF BEGINNING and containing 111.643 acres of land.



TRACT L



 <b>HUNTER ASSOCIATES, INC.</b> ENGINEERS/PLANNERS/SURVEYORS DALLAS 214-369-9171      AUSTIN 512-454-8716		
DRAWN BY: AJC	SCALE: NTS	
CAD ID: COLLEGE.DWG		
JOB NUMBER: N96041E	DATE: 11 - 96	

**CITY OF FRISCO  
TRACT NO. M**

**FIELD NOTES  
WADE BLVD.  
9.52 ACRES**

BEING a tract of land out of the Z. Burris Survey, Abstract No. 74 in the City of Frisco, Collin County, Texas and being further described as follows:

BEGINNING at a point in the East Right-Of-Way line of S.H. 289 and North Right-Of-Way line of Wade Boulevard;

THENCE with the North line of Wade Boulevard the following:

North 7° 12' 22" East, 656.85 feet to a point for corner;  
South 82° 47' 37" East, 207.77 to a point at the beginning of a curve to the left, having a central angle of 32° 49' 21" and a radius of 1017.40 feet;  
Northerly with said curve, 582.83 feet to a point at the beginning of a reverse curve to the right, having a central angle of 17° 22' 37" and a radius 1017.40 feet;  
Northerly with said curve, 308.56 feet to a point for corner;  
North 47° 00' 26" East, 56.35 feet to a point at the beginning of a curve to the right, having a central angle of 00° 43' 22" and a radius of 1104.05 feet to a point at the beginning of a curve to the right, having a central angle of 50° 41' 34" and a radius of 1104.05 feet;  
Northerly with said curve, 976.81 feet to a point at the beginning of a curve to the right, having a central angle of 11° 13' 01" and a radius of 1104.05 feet;  
Northerly with said curve, 216.14 feet to a point at the beginning of a curve to the right, having a central angle of 18° 56' 36" and a radius 1104.05 feet;  
Northerly with said curve, 365.02 feet to a point for corner;  
South 51° 25' 2" East, 104.20 feet to a point for corner;  
South 51° 25' 2" East, 96.15 feet to a point for corner;  
South 00° 15' 48" East, 77.04 to a point for corner;  
South 51° 25' 25" East, 126.72 feet to a point for a corner;  
North 45° 0' 0" East, 60.38 feet to a point for a corner;  
South 51° 25' 2" East, 1004.69 to a point in the Northwestern line of County Road 20;

THENCE South 47° 54' 21" West, 121.60 feet with the Northwestern line of County Road 20 to a point in the South line of Wade Boulevard;

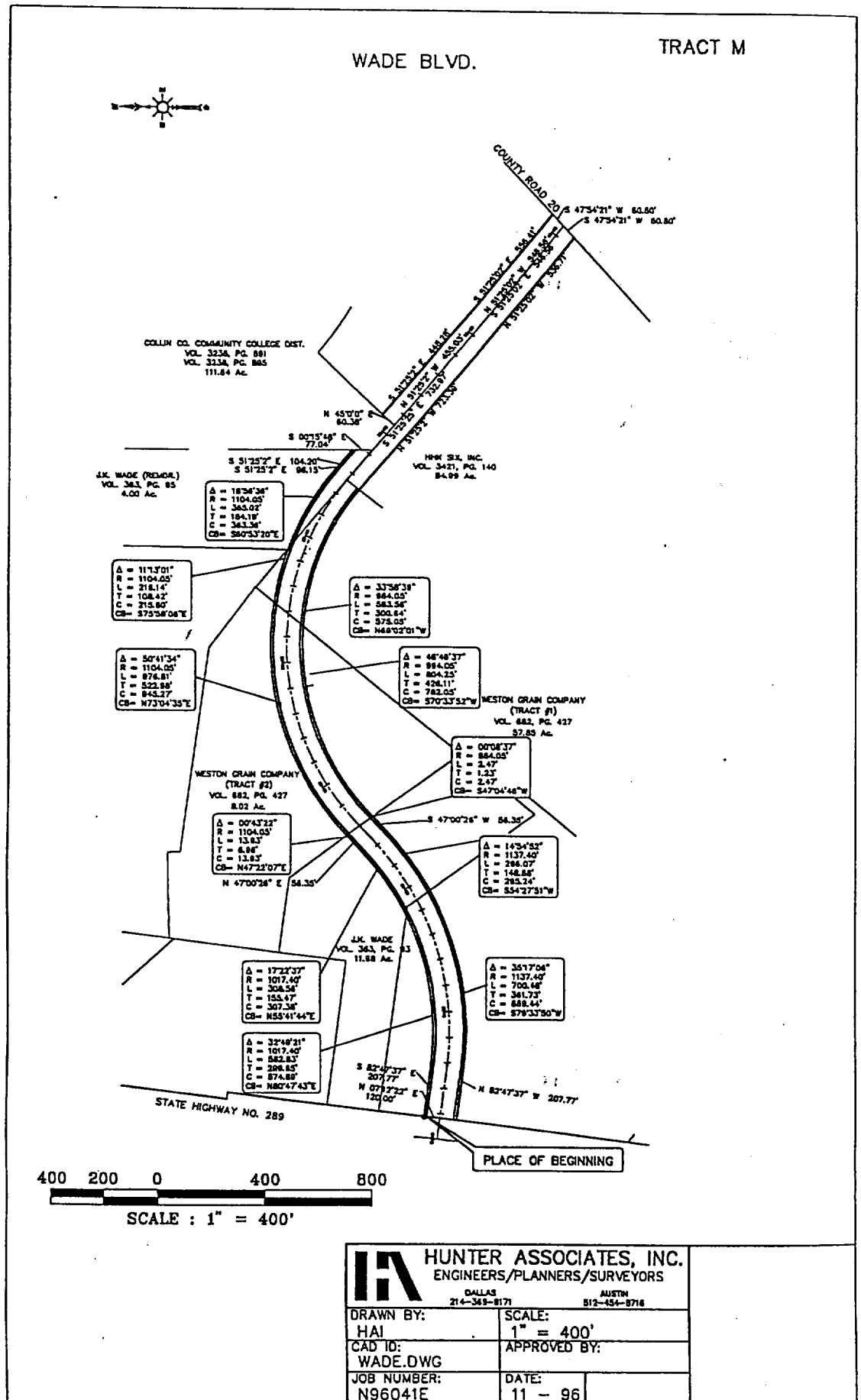
THENCE with the South line of Wade Boulevard the following:

North 51° 25' 02" West, 1260.10 feet to a point at the beginning of a curve to the left, having a central angle of 33° 58' 39" and a radius of 984.05 feet;  
Southerly with said curve, 583.56 feet to a point at the beginning of a curve to the left, having a central angle of 46° 49' 37" and a radius 994.05 feet;

Southerly with said curve, 804.25 feet to a point at the beginning of a curve to the left,  
having a central angle of  $00^{\circ} 08' 37''$  and a radius of 984.05 feet;  
Southerly with said curve, 2.47 feet to a point for corner;

South  $47^{\circ} 00' 26''$  West, 56.35 feet to a point at the beginning of a curve to the right,  
having a central angle of  $14^{\circ} 54' 52''$  and a radius of 1137.40 feet;  
Southerly with said curve, 296.07 feet to a point at the beginning of a curve to the right,  
having a central angle of  $35^{\circ} 17' 06''$  and a radius of 1137.40 feet;  
Southerly with said curve, 700.46 feet to a point for corner;  
North  $82^{\circ} 47' 37''$  West, 207.77 feet to a point in the East Right-Of-Way line of S.H. 289;

THENCE North  $7^{\circ} 12' 22''$  East, 100.00 feet with the said East Right-Of-Way of S.H. 289 to the  
PLACE OF BEGINNING and containing 9.52 acres of land, more or less.



**CITY OF FRISCO  
TRACT NO. N**

**FIELD NOTES  
WARREN PARKWAY FROM SH 289 TO OHIO DRIVE  
& OHIO DRIVE FROM WARREN PARKWAY TO SH 121  
11.70 ACRES**

BEING a tract of land in the Mary Brown Survey, Abstract No. 42, in the City of Frisco, Collin County, Texas, and being more particularly described as follows:

BEGINNING at a point in the west right-of-way line of SH 289 (Preston Road) and in the North right-of-way line of Warren Parkway;

THENCE with the North right-of-way line of Warren Parkway as follows:

North 89° 19' 01" East, 308.80' to a point for corner;  
South 89° 59' 27" East, 509.04' to a point for corner;  
North 89° 50' 00" East, 652.53' to a point in the West right-of-way line of Warren Parkway and in the East right-of-way line of Ohio Drive;

THENCE with the East right-of-way line of Ohio Drive as follows:

South 01° 00' 19" East, 652.34' to a point at the beginning of a curve to the left, having a central angle of 27° 26' 45" and a radius of 950.00';  
Southerly with said curve, 455.07' to a point for corner;  
South 26° 40' 56" East, 2231.26' to a point in the East right-of-way of Ohio Drive and in the North right-of-way line of SH 121;

THENCE South 63° 46' 00" West, 100.00' to a point in the North right-of-way line of SH 121 and in the West right-of-way line of Ohio Drive;

THENCE with the West right-of-way line of Ohio Drive as follows:

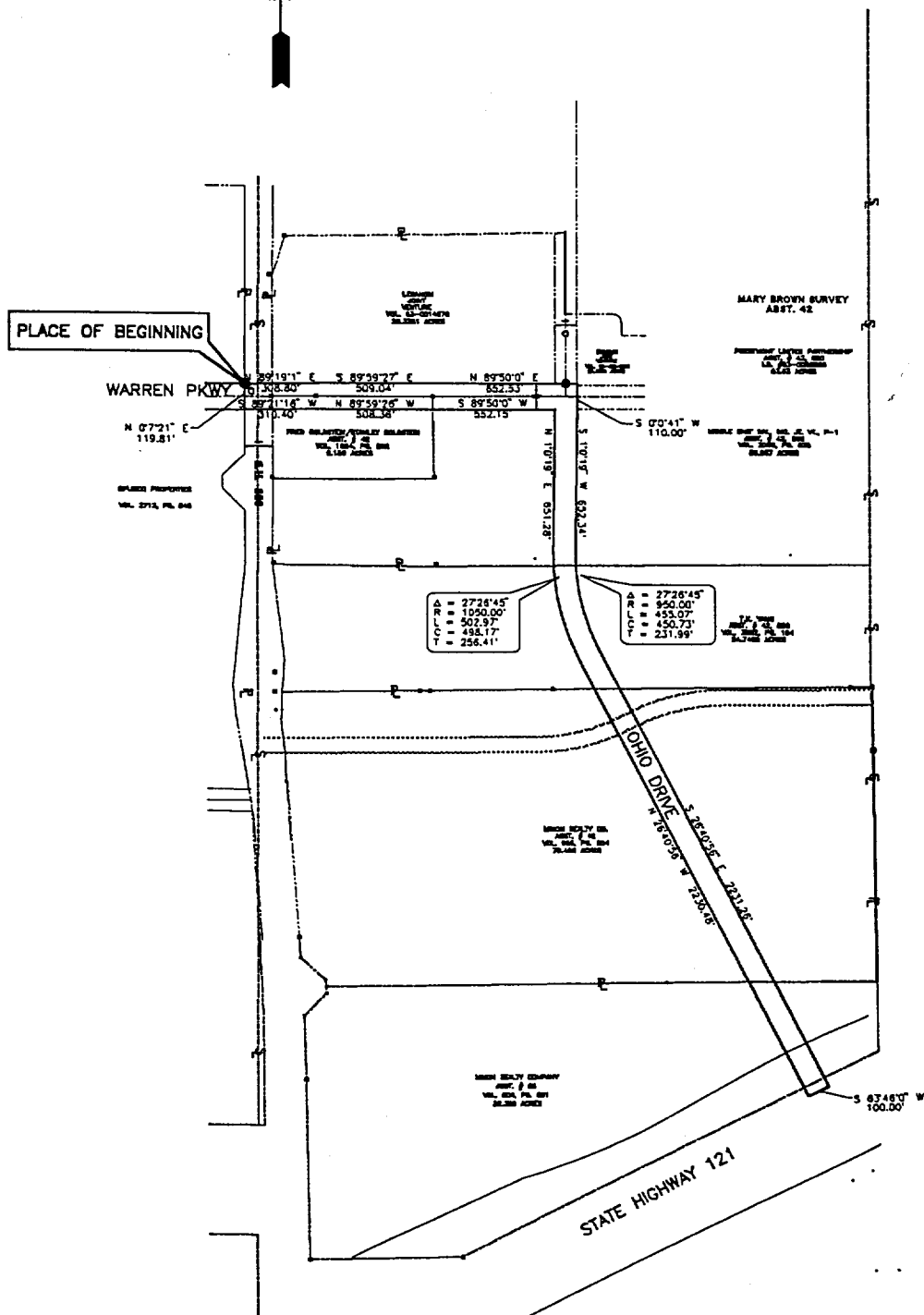
North 26° 40' 56" West, 2230.48' to a point at the beginning of a curve to the right, having a central angle of 27° 26' 45" and a radius of 1050.00';  
Northerly with said curve, 502.97' to a point for corner;  
North 01° 00' 19" East, 651.28' to a point in the West right-of-way line of Ohio Drive and in the South right-of-way line of Warren Parkway;

THENCE with the South right-of-way line of Warren Parkway as follows:

South 89° 50' 00" West, 552.15' to a point for corner;  
North 89° 59' 26" West, 508.36' to a point for corner;  
South 89° 21' 16" West, 310.40' to a point in the South right-of-way line of Warren Parkway and in the West right-of-way line of SH 289;

THENCE North 00° 07' 21" East, 119.81' to the place of beginning and containing 11.70 acres of land, more or less.

OHIO ROAD



DALLAS  
214-369-9171

AUSTIN  
512-454-8716

**SCALE:**

NTS

---

DATE:

N96041E

11 - 96

**TRACT O  
CITY OF FRISCO**

**FIELD NOTES  
S.H. 121 FROM DALLAS NORTH TOLLWAY TO PRESTON ROAD  
10.15 ACRES**

BEING a tract of land out of the James Degman Survey, Abstract No. 279, in the City of Frisco, Collin County, Texas, and being more particularly described as follows:

BEGINNING at a point in the West Right-Of-Way of Dallas North Tollway and the North Right-Of-Way line of S.H. 121;

THENCE with the North Right-Of-Way line of S.H. 121 as follows:

North 00° 26' 24" West, 67.37 feet to a point for corner;  
North 87° 20' 15" East, 151.26 feet to a point for corner;  
South 53° 41' 47" West, 132.22 feet to a point for corner;  
North 71° 23' 53", 589.16 feet to a point at the beginning of a curve to the right, having a central angle of 7° 30' 23" and a radius of 5,681.58 feet;  
Northerly with said curve, 744.36 feet to a point for corner;  
North 67° 59' 23", 389.49 feet to a point for corner;  
North 74° 08' 43" East, 472.38 feet to a point for corner;  
North 23° 45' 49" East, 51.65 feet to a point in the West Right-Of-Way of Parkwood Drive;  
North 66° 12' 15" East, 126.00 feet to a point in the East Right-Of-Way of Parkwood Drive;  
South 55° 4' 26" East, 61.39 feet to a point for corner;  
North 64° 35' 23" East, 1,052.69 feet to a point at the beginning of a curve to the right, having a central angle of 6° 25' 00" and a radius of 3,771.72 feet;  
Northerly with said curve, 422.40 feet to a point for corner;  
North 54° 27' 42" East, 280.02 feet to a point for corner;  
North 63° 5' 8" East, 931.21 feet to a point for corner;  
North 63° 53' 55" East, 200.00 feet to a point for corner;  
North 31° 58' 34" East, 89.90 feet to a point for corner;  
North 0° 24' 58" East, 200.40 feet to a point for corner;  
North 7° 0' 39" East, 40.16 feet to a point for corner;  
South 89° 03' 14" East, 87.54 feet to a point in the existing West Right-Of-Way line of Preston Road;

THENCE South 0° 0' 46" West, 377.17 feet to a point in the existing West Right-Of-Way line of Preston Road and the South Right-Of-Way line of S.H. 121;

THENCE with the South Right-Of-Way line of S.H. 121 as follows:

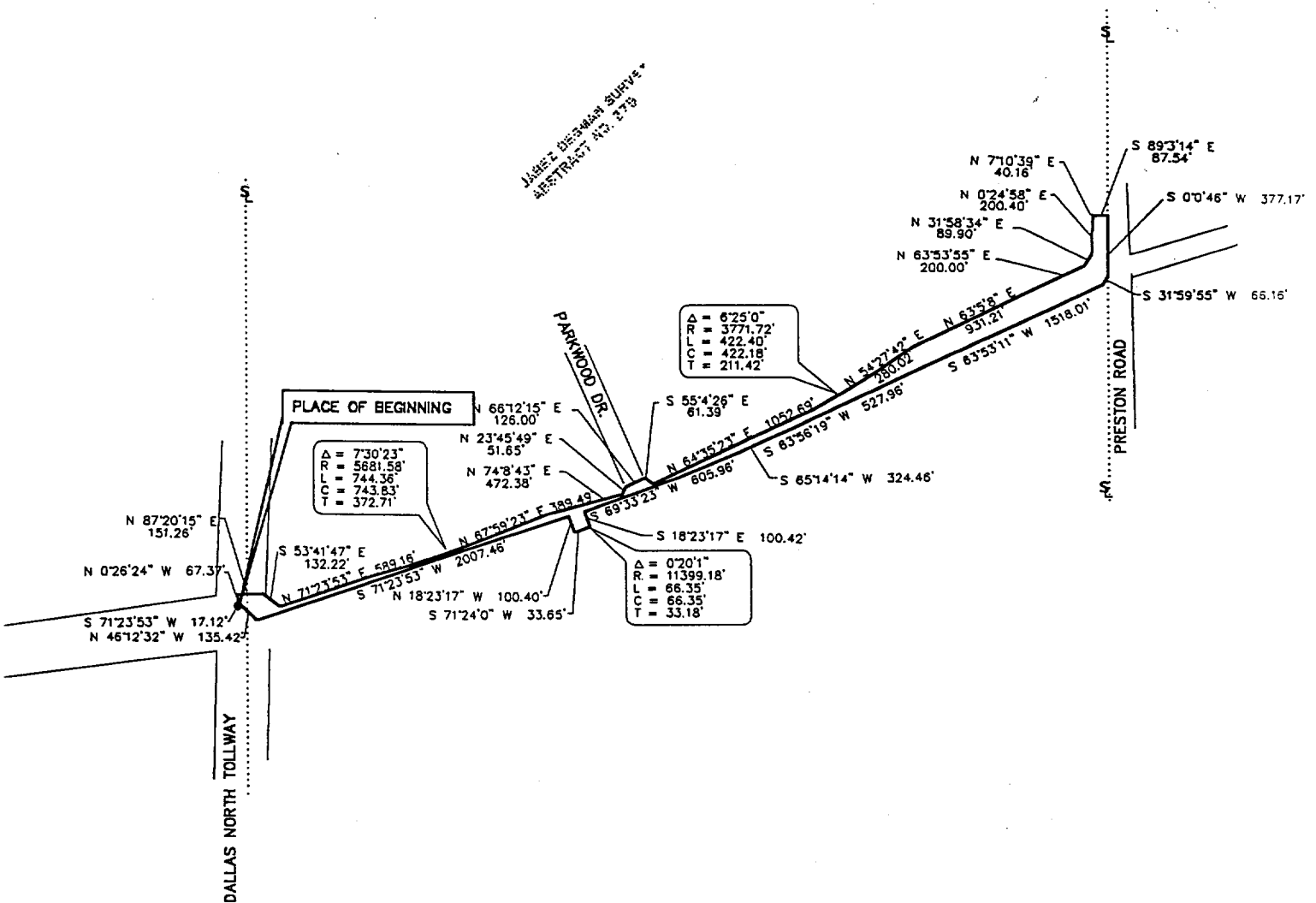
South 31° 59' 55", 66.16 feet to a point for corner;  
South 63° 53' 11" West, 1518.01 feet to a point for corner;  
South 63° 56' 19" West, 527.96 feet to a point for corner;  
South 65° 14' 14" West, 324.46 feet to a point for corner;  
South 69° 33' 23" West, 605.96 feet to a point for corner;  
South 18° 23' 17" East, 100.42 feet to a point at the beginning of a curve to the left,  
having a central angle of 00°20'01" and a radius of 11,399.18 feet;  
Southerly with said angle, 66.35 feet to a point for corner;  
South 71° 24' 00" West, 33.65 feet to a point for corner;  
North 18° 23' 17" West, 100.40 feet to a point for corner;  
South 71° 23' 53" West, 2007.46 feet to a point for corner;  
North 66° 58' 36" West, 46.29 feet to a point in the East Right-Of-Way of Dallas North  
Tollway;  
North 46° 12' 32" West, 135.42 feet to a point for corner;

THENCE South 71°23' 53" West, 17.12 feet to the PLACE OF BEGINNING and contains  
10.15 acres of land, more or less.





S.H. 121



HUNTER ASSOCIATES, INC.  
ENGINEERS/PLANNERS/SURVEYORS

DALLAS  
214-369-9171

AUSTIN  
512-454-8716

DRAWN BY:

AJC

SCALE:

NTS

CAD ID:

SH121.DWG

JOB NUMBER:

N96041E

DATE:

11 - 96

**EXHIBIT B**

Map of

Tax Increment Financing Reinvestment Zone Number One  
City of Frisco, Texas

(see attached)

## Exhibit "B"

