



VICINITY MAP
NOT TO SCALE

FRISCO COMMUNITY DEVELOPMENT CORPORATION
INST. NO. 20190308000242330
O.P.R.C.C.T.

LOT 4, BLOCK A STEWART CREEK BUSINESS PARK ADDITION
PLAT BOOK 2024 PG. 307
O.P.R.C.C.T.

APPROXIMATE LOCATION 20' WIDE DENTON COUNTY ELECTRIC COOP. EASEMENT
VOL. 1715, PG. 504 & VOL. 467, PG. 361
D.R.C.C.T.

LOT 3, BLOCK A STEWART CREEK BUSINESS PARK ADDITION
PLAT BOOK 2024 PG. 307
O.P.R.C.C.T.

10' ONCOR ELECTRIC DELIVERY COMPANY LLC EASEMENT
INSTRUMENT NUMBER 20180617010002390
O.P.R.C.C.T.

OLD FIFTH STREET
(60' RIGHT-OF-WAY)
(INST. NO. 20190219010000740)

LOT 3, BLOCK A STEWART CREEK BUSINESS PARK ADDITION
INST. NO. 20190219010000740
O.P.R.C.C.T.

LEGEND

---	PROPERTY LINE	---	OVERHEAD POWER
---	EASEMENT LINE	---	GAS LINE
---	BUILDING	---	SEWER LINE
---	ASPHALT	---	STORM SEWER LINE
---	CONCRETE	---	WATER LINE
---	FENCE LINE	---	EXISTING CONTOUR LINE
---	EXISTING CONTOUR LINE	---	EXISTING SPOT ELEVATION
---	EXISTING SPOT ELEVATION	---	1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "RIG INC" SET
---	1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "RIG INC" SET	---	1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED " " FOUND
---	1/2" IRON ROD FOUND	---	IRON ROD FOUND
---	MAK NAIL SET / FOUND	---	CHISELED "X" SET / FOUND
---	PK NAIL SET / FOUND	---	CORNER DISK STAMPED "RIG INC" SET
---	CONTROLLING MONUMENT	---	MAP RECORDS, COLLIN COUNTY, TX
---	MAP RECORDS, COLLIN COUNTY, TX	---	DEED RECORDS, COLLIN COUNTY, TX
---	OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TX	---	INSTRUMENT NUMBER
---	INSTRUMENT NUMBER	---	VOLUME
---	VOLUME	---	PAGE
---	PAGE	---	AREA DRAIN & SIZE IN INCHES
---	AREA DRAIN & SIZE IN INCHES	---	ROOF DRAIN
---	ROOF DRAIN	---	CURB DRAIN
---	CURB DRAIN	---	PULL BOX
---	PULL BOX	---	PULL BOX ELECTRIC
---	PULL BOX ELECTRIC	---	PULL BOX TELEPHONE
---	PULL BOX TELEPHONE	---	PULL BOX FIBER OPTIC
---	PULL BOX FIBER OPTIC	---	CREPE MYRTLE
---	CREPE MYRTLE	---	TREE
---	TREE		

LINE TABLE

LINE	BEARING	LENGTH
L1	S72°33'48"E	63.69'
L2	N43°26'17"W	2.86'
L3	N46°33'43"E	278.66'
L4	S43°26'19"E	45.95'
L5	S46°33'41"W	24.00'
L6	N43°26'19"W	21.95'
L7	S46°33'43"W	116.66'
L8	S43°26'17"E	277.64'
L9	N43°26'17"W	277.64'
L10	N46°33'43"E	74.00'
L11	S43°26'17"E	2.86'
L12	S46°33'43"W	24.00'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CH. BRG.	CHORD
C1	90°00'00"	44.00'	69.12'	N01°33'43"E	62.23'
C2	89°59'57"	20.00'	31.42'	S88°26'18"E	28.28'
C3	89°59'57"	20.00'	31.42'	N88°26'18"W	28.28'
C4	90°00'00"	20.00'	31.42'	S01°33'43"W	28.28'
C5	90°00'00"	20.00'	31.42'	S88°26'17"E	28.28'
C6	90°00'00"	20.00'	31.42'	N01°33'43"E	28.28'
C7	90°00'00"	20.00'	31.42'	N88°26'17"W	28.28'
C8	90°00'08"	20.00'	31.42'	S01°33'43"W	28.28'

**NWC STONEBROOK & PARKWOOD
BLOCK A, LOT 1**
B.F. McNEIL SURVEY, ABSTRACT NO. 607
JAMES BOLIN SURVEY, ABSTRACT NO. 32
CITY OF FRISCO, COLLIN COUNTY, TEXAS
CITY PROJECT NO. RP24-0009
SCALE: 1" = 60' DATE: APRIL 2024

OWNER:
CITY OF FRISCO
6101 FRISCO SQUARE BLVD
FRISCO, TX 75034
(972) 292-5273
C/O WESLEY PIERSON

SURVEYOR:
RAYMOND L. GOODSON JR., INC.
12001 N. CENTRAL EXPRESSWAY, STE 300
DALLAS, TX 75243
214-739-8100
rlg@rlginc.com
TX PE REG #1-493
TBPELS REG #100341-00

RECORDED	INST#	-	JOB NO.	2113.087.100	E-FILE	2113.087.100RP	DWG NO.	27,995W
							SHEET	1 OF 2

DRAINAGE AND DETENTION EASEMENT
(ABOVE GROUND DETENTION)
THE STATE OF TEXAS §
COUNTY OF COLLIN §
CITY OF FRISCO §

This plat is hereby adopted by the Owners and approved by the City of Frisco (Called "City") subject to the following conditions which shall be binding upon the Owners, their heirs, grantees, successors and assigns: The area or areas shown on the plat as "Drainage and Detention Easement" shall remain accessible at all times and shall be maintained by Owners of the lot or lots that are traversed by, or adjacent to the Drainage and Detention Easement. The City will not be responsible for the maintenance and operation of the drainage facilities within the Drainage and Detentions Easement or for any damage to private property or person that results from conditions within the Drainage and Detention Easement. No obstruction to the natural flow of storm water run-off shall be permitted by construction of any within the Drainage and Detention Easement, unless approved by the Director of Engineering Services. Each property owner shall keep the portion Drainage and Detention Easement traversing or adjacent to their property clean and free of debris, silt, and any materials which would result in unsanitary conditions or obstruct the flow of water. The City shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the property owner. The City shall not be held liable for any damages of any nature resulting from failure of facilities within the Drainage and Detention Easement. The City shall have the right to enter upon the Drainage and Detention Easement at any point, or points, to investigate, survey, construct and maintain any drainage facility deemed necessary for drainage purposes. The minimum finished floor elevation for each lot shall be as shown on the plat.

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS, City of Frisco, also doing business as City of Frisco, Texas, are the owners of a 625,049 square foot (14.3491 acre) tract of land situated in the B.F. McNeil Survey, Abstract No. 607, and the James Bolin Survey, Abstract No. 32, City of Frisco, Collin County, Texas, being all of Lot 1R, Block A, NWC Stonebrook & Parkwood, an addition to the City of Frisco, according to the plat recorded in Instrument Number 20160617010002390, Official Public Records, Collin County, Texas, and being part of a tract of land described in a Special Warranty Deed to City of Frisco, recorded in Volume 5461, Page 3758, Deed Records, Collin County, Texas, and being all of Lot 3, Block A, Stewart Creek Business Park Addition, an addition to the City of Frisco, according to plat recorded in Plat Book 2024, Page 307, Official Public Records, Collin County, Texas, and being all of 3.6172 acre tract of land described in a Special Warranty Deed to City Of Frisco, Texas, recorded in Instrument Number 2022000162995, Official Public Records, Collin County, Texas, and being more particularly described as follows:

BEGINNING at a Copper Disk stamped "RLG INC" set at the intersection of Stonebrook Parkway (a 100-foot right-of-way) and Parkwood Drive (a 120-foot right-of-way), for the most northerly southeast corner of said Lot 1R;

THENCE South 07°53'56" West, a distance of 64.24 feet to a Copper Disk stamped "RLG INC" set, for the beginning of a non-tangent curve to the right;

THENCE along the common line between said Lot 1R and said Stonebrook Parkway, the following courses and distances:

In a southwesterly direction along said non-tangent curve to the right, whose chord bears South 65°12'59" West for a distance of 186.01 feet, having a radius of 950.00 feet, a central angle of 11°14'12", and an arc length of 186.31 feet to a Copper Disk stamped "RLG INC" set at the end of said non-tangent curve to the right and the beginning of a reverse curve to the left;

In a southwesterly direction along said reverse curve to the left, whose chord bears South 65°24'30" West for a distance of 198.58 feet, having a radius of 1050.00 feet, a central angle of 10°51'08", and an arc length of 198.88 feet to a Copper Disk stamped "RLG INC" set at the end of said reverse curve to the left, for the south corner of said Lot 1R;

THENCE North 43°26'17" West, along the southwesterly line of said Lot 1R, passing at a distance of 2.06 feet the easterly corner of Lot 1, Block A, The Heights at Frisco, an addition to the City of Frisco, according to the plat recorded in Instrument Number 20170525010002510, Official Public Records, Colling County, Texas, passing the north corner of said Lot 1 and the east corner of Lot 3, Block A, of said The Heights at Frisco addition at a distance of 280.54 feet, and continuing for a total distance of 920.04 feet to a 1/2" iron rod with yellow plastic cap stamped "Pacheco Koch" found for the west corner of said Lot 1R, the north corner of said Lot 3, and the east corner of Old Fifth Street (a 60' right-of-way recorded in Instrument No. 20190219010000740, Official Public Records, Collin County, Texas;

THENCE North 00°04'40" West, along the common line between Lot 3 and said Old Fifth Street, a distance of 595.41' to a 1/2" iron rod with yellow plastic cap stamped "RLG INC" set for the northwest corner of said Lot 3 and the southwest corner of Lot 4, Block A, of said Stewart Creek Business Park Addition;

THENCE North 89°33'42" East, along the common line between said Lot 3 and said Lot 4, a distance of 438.78 feet to a point for corner in the southwest right-of-way line of said Parkwood Drive for the east corner of said Lot 4 and the north corner of said Lot 3, and being the beginning of a non-tangent curve to the right;

THENCE along the common line between Lot 3, Block A, of said Stewart Creek Business Park Addition and said Parkwood Drive, the following courses and distances:

In a southeasterly direction along said reverse curve to the right, whose chord bears South 02°20'51" East for a distance of 73.30 feet, having a radius of 1100.00 feet, a central angle of 03°49'07", and an arc length of 73.31 feet to a 1/2" iron rod found in the southwesterly right-of-way line of said Parkwood Drive, and being the southeast corner of said 3.6172 acre tract of land;

South 39°59'56" West, a distance of 13.90 feet to a 1/2" iron rod found in the southwesterly right-of-way line of said Parkwood Drive, for the north corner of said Lot 1R and the beginning of a non-tangent curve to the left;

THENCE along the common line between said Parkwood Drive and said Lot 1R, the following courses and distances:

In a southeasterly direction along said non-tangent curve to the left, whose chord bears South 23°22'52" East for a distance of 708.40 feet, having a radius of 1110.00 feet, a central angle of 37°13'01", and an arc length of 721.01 feet to a 1/2" iron rod with yellow plastic cap stamped "RLG INC" set for the end of said non-tangent curve to the left;

South 41°59'26" East, a distance of 415.12 feet to the POINT OF BEGINNING, containing 625,049 square feet or 14.3491 acres of land, more or less.

NOTES:

1. BASIS OF BEARINGS: State Plane Coordinates, North Central Texas Zone 4202, North American Datum of 1983, adjustment realization 2011.

2. Controlling Monuments: As shown.

3. The purpose of this replat is to abandon a portion of an existing 24' Fire Lane, Access and Utility Easement of said Lot 1, Block A and dedicate a rerouted 24' Fire Lane, Access and Utility Easement, and combine 2 existing platted lots into 1 proposed lot.

4. Selling a portion of this addition by metes and bounds is a violation of city ordinance and state law and is subject to fines and withholding of utilities and building permits.

5. All corners are 1/2" iron rod with yellow plastic cap stamped "RLG INC" set, unless otherwise noted.

6. The subject tract is depicted within Zone "X" on the Flood Insurance Rate Map No. 48085C0240K dated June 7, 2017. Zone "X" is defined thereon as "Areas determined to be outside the 0.2% annual chance floodplain".

The location of the flood zone line shown, if any, were determined by scaling from said FEMA Map. The actual location as determined by elevation contours may differ. This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor or Raymond L. Goodson, Jr., Inc. as a result of flooding.

7. Coordinates shown hereon are based on Texas Coordinate System of 1983, North Central Zone, NAD 83 (2011) EPOCH 2010.00, based on real-time kinematic observations utilizing AllTerra's virtual reference network.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT The City of Frisco, acting herein by and through its duly authorized officer, does hereby certify and adopt this plat designating the herein above described property as NWC Stonebrook & Parkwood, Block A, Lot 1, an addition to the City of Frisco, and does hereby dedicate to the public use forever, the streets and alleys shown thereon. The City of Frisco does herein certify the following:

1. The streets and alleys are dedicated in fee simple for street and alley purposes.
2. All public improvements and dedications shall be free and clear of all debt, liens, and/or encumbrances.
3. The easements and public use areas, as shown, and created by this plat, are dedicated for the public use forever for the purposes indicated on this plat.
4. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in landscape easements if approved by the City of Frisco.
5. The City of Frisco is not responsible for replacing any improvements in, under, or over any easements caused by maintenance or repair.
6. Utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Frisco's use thereof.
7. The City of Frisco and public utilities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in the easements.
8. The City of Frisco and public utilities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.
9. All modifications to this document shall be by means of plat and approved by the City of Frisco.

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

WITNESS, my hand, this the _____ day of _____, 2024.

BY:

Wesley Pierson, City Manager

NOTARY BLOCK

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared _____, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2024.

Notary Public, State of Texas

SURVEYOR'S CERTIFICATE

Know All Men By These Presents:

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

Dated this the _____ day of _____, 2024.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

BRIAN R. WADE, RPLS NO. 6098

NOTARY BLOCK

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared _____, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2024.

Notary Public, State of Texas

ACCESS EASEMENT

The undersigned covenants and agrees that the access easement(s) may be utilized by any person or the general public for ingress and egress to other real property, and for the purpose of general public vehicular and pedestrian use and access, and for the Fire Department, Police and emergency use in, along, upon and across said premises, with the right and privilege at all times of the City of Frisco, its agents, employees, workmen and representatives having ingress, egress, and regress in, along, upon and across said premises.

FIRE LANE EASEMENT

The undersigned covenants and agrees that he (they) shall construct upon the fire lane easements, as dedicated and shown hereon, a fire apparatus access road in accordance with the Fire Code and City standards and that he (they) shall maintain the same in a state of good repair at all times in accordance with City Ordinance. The fire lane easement for the fire apparatus access road shall be kept free of obstructions in accordance with City Ordinance. The maintenance of pavement in accordance to City Ordinance of the fire lane easements is the responsibility of the owner. The owner shall identify the fire apparatus access road in accordance with City Ordinance. The Chief of Police or his/her duly authorized representative is hereby authorized to cause such fire lane and utility easements to be maintained free and unobstructed at all times for fire department and emergency use.

STREET EASEMENT

The area or areas shown on the plat as "Street Easement" are hereby given and granted to the City of Frisco (City), its successors and assigns, as an easement to construct, reconstruct, operate, repair, re-build, replace, relocate, alter, remove and perpetually maintain street and highway facilities, together with all appurtenances and incidental improvements, in, upon and across certain real property owned by Grantor. Appurtenances and incidental improvements include, but are not limited to, curbs, gutters, inlets, aprons, traffic signs with or without attached flashing lights, guard rails, sidewalks, buried conduits, buried City utilities, and underground franchise utilities. Street Easements shall remain accessible at all times and shall be maintained by the Owners of the lot or lots that are traversed by, or adjacent to the Street Easement. After doing any work in connection with the construction, operation or repair of the street and highway facilities, the City shall restore the surface of the Street Easement as close to the condition in which it was found before such work was undertaken as is reasonably practicable, except for trees, shrubs and structures within the Street Easement that were removed as a result of such work.

CERTIFICATE OF APPROVAL

Approved this _____ day of _____, 2024 by the Planning & Zoning Commission of the City of Frisco, Texas.

Commission Chair

Commission Secretary

City Secretary

NWC STONEBROOK & PARKWOOD
BLOCK A, LOT 1

B.F. McNEIL SURVEY, ABSTRACT NO. 607
JAMES BOLIN SURVEY, ABSTRACT NO. 32
CITY OF FRISCO, COLLIN COUNTY, TEXAS
CITY PROJECT NO. RP24-0009

SCALE: 1" = 60' DATE: APRIL 2024

OWNER:	SURVEYOR:									
CITY OF FRISCO	RAYMOND L. GOODSON JR., INC.									
6101 FRISCO SQUARE BLVD	12001 N. CENTRAL EXPRESSWAY, STE 300									
FRISCO, TX 75034	DALLAS, TX 75243									
(972) 292-5273	214-739-8100									
C/O WESLEY PIERSON	rlg@rlginc.com									
	TX PE REG #1-493									
	TBPELS REG #100341-00									
RECORDED	INST#	-	JOB NO.	2113.087.100	E-FILE	2113.087.100RP	DWC NO.	27,995W	SHEET	2 OF 2