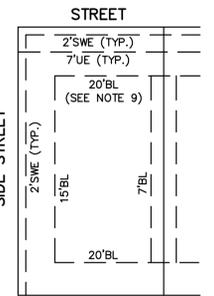
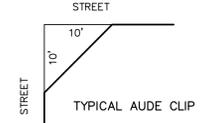
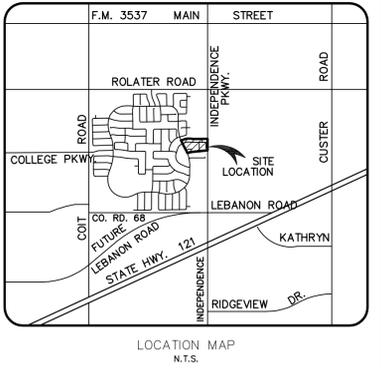
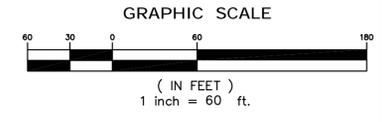
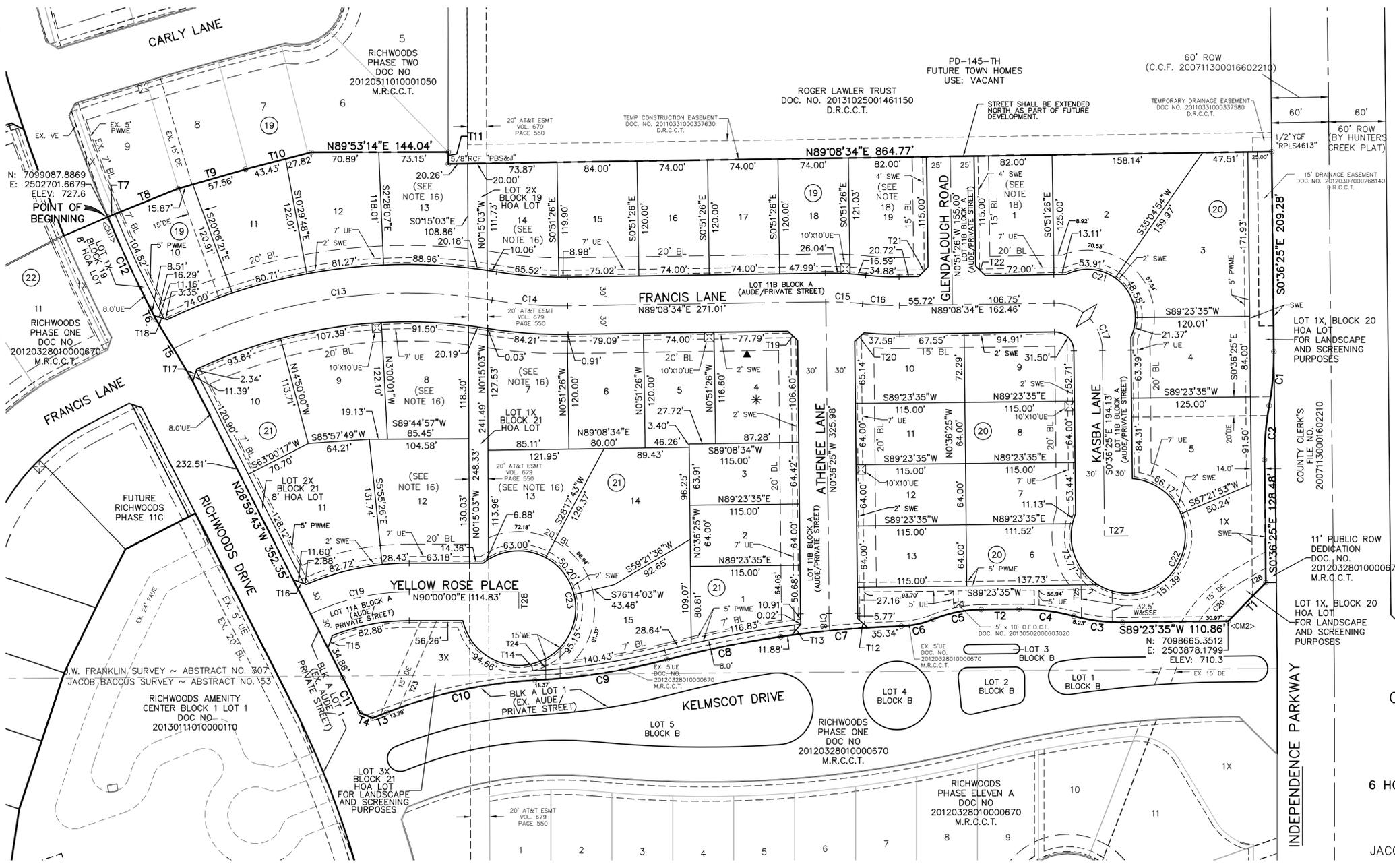


- NOTES
- NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
 - ALL HOA LOTS SHALL BE OWNED AND MAINTAINED BY H.O.A. SCREENING WALLS LOCATED WITHIN 5' PRIVATE WALL AND WALL MAINTENANCE EASEMENTS SHALL BE OWNED AND MAINTAINED BY THE H.O.A.
 - ALL LOT CORNERS ARE 1/2" IRON RODS SET WITH A YELLOW PLASTIC CAP STAMPED "DAA" UNLESS OTHERWISE NOTED.
 - "X" CUTS SET IN CONCRETE STREET PAVING AT ALL INTERSECTION AND POINTS OF CURVATURE.
 - ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 48085C0245J DATED JUNE 2, 2009 PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FOR COLLIN COUNTY, TEXAS, THIS PROPERTY IS WITHIN ZONE X, UNSHADED.
 - BEARINGS SHOWN HEREON ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983. BEARING AND DISTANCE ESTABLISHED BETWEEN (CM-1) AND (CM-2) OF 570°14'41"E, 1,250.09'
 - PLACEMENT OF STREET TREES SHALL NOT INTERFERE WITH THE PLACEMENT OF TRAFFIC CONTROL DEVICES OR VISIBILITY AT INTERSECTIONS. EXISTING AND FUTURE TRAFFIC CONTROL DEVICES MAY REQUIRE THE REMOVAL OR PRECLUDE THE PLANTING OF STREET TREES.
 - WHERE A "J-SWING" GARAGE IS NOT UTILIZED, THE FACE OF THE GARAGE SHALL BE SET BACK A MINIMUM OF 25 FEET FROM THE PROPERTY LINE.
 - REFERENCE SECTION 4.07.02(i) FOR THE REDUCTION OF THE FRONT SETBACK WITH REQUIRED STREET TREES.
 - LOT 10 BLOCK 19 AND LOTS 10-11 BLOCK 21 SHALL COMPLY WITH PLANNED DEVELOPMENT-144-SF-8.5 AS WELL AS SPECIFIC USE PERMIT (S-201) AND COMPLY WITH ZONING ORDINANCE 11-04-09, AS AMENDED.
 - LOTS 11-13 BLOCK 19 AND LOTS 8-9 & 12 BLOCK 21 SHALL COMPLY WITH PLANNED DEVELOPMENT-146-SF-7 AS WELL AS SPECIFIC USE PERMIT (S-201) AND COMPLY WITH ZONING ORDINANCE 11-04-09, AS AMENDED.
 - LOTS 14-19 BLOCK 19, LOTS 1-9 BLOCK 20, AND LOTS 1-7 & 13-15 BLOCK 21 SHALL COMPLY WITH PLANNED DEVELOPMENT-143-PH AS WELL AS SPECIFIC USE PERMIT (S-201) AND COMPLY WITH ZONING ORDINANCE 11-04-09, AS AMENDED.
 - LOT 11A AND 11B BLOCK 21 SHALL BE OWNED AND MAINTAINED BY THE H.O.A. AND SHALL BE FOR PRIVATE STREET PURPOSES IN ACCORDANCE WITH SPECIFIC USE PERMIT (S-201) AND CITY REGULATIONS.
 - FENCING RESTRICTIONS APPLY TO THIS KEY LOT. REFER TO THE ZONING AND FENCING ORDINANCES.
 - LOT 1X BLOCK 20 SHALL BE FOR LANDSCAPE, SCREENING, SIDEWALK AND ACCESS PURPOSES.
 - LOTS ADJACENT TO HOA LOT 2X BLOCK 19 AND LOT 1X BLOCK 21 SHALL BE REQUIRED TO HAVE OPEN FENCING.
 - THE REQUIRED HOA LANDSCAPE EDGE ALONG INDEPENDENCE PARKWAY SHALL NOT BE ENCUMBERED BY ANY PROPOSED UTILITIES.
 - NO DRIVEWAY SHALL ACCESS GLEDALOUGH ROAD.



FINAL PLAT
CITY PROJECT NO. FP16-0074
RICHWOODS
PHASE ELEVEN B
 11 SINGLE FAMILY-7 LOTS,
 27 SINGLE FAMILY-8.5 LOTS,
 6 HOMEOWNER ASSOCIATION LOTS (1.28 ACRES),
 AND 1 PRIVATE STREET LOT
 13.021 ACRES
 AN ADDITION TO THE CITY OF FRISCO
 JACOB BACCUS SURVEY ~ ABSTRACT NO. 53
 J.W. FRANKLIN SURVEY ABST. 307
 COLLIN COUNTY, TEXAS

SEPTEMBER 2016 SCALE: 1"=60'

OWNER/DEVELOPER
RICHWOODS DEVELOPMENT, LLC
 4050 W. PARK BOULEVARD,
 PLANO, TEXAS 75093
 PH: 214-619-2930
 FAX: 214-619-1098
 CONTACT: JOHN LONDON

ENGINEER/SURVEYOR
DOWDEY, ANDERSON & ASSOCIATES, INC.
 5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
 STATE REGISTRATION NUMBER: F-399
 SURVEY FIRM REGISTRATION NUMBER: 1007800
 CONTACT: COLIN HELFFRICH

- LEGEND**
- SSE = SANITARY SEWER EASEMENT
 - SWE = SIDEWALK EASEMENT
 - PWME = PRIVATE WALL AND WALL MAINTENANCE EASEMENT
 - BL = BUILDING LINE
 - AUDE = ACCESS, UTILITY AND DRAINAGE EASEMENT
 - DE = DRAINAGE EASEMENT
 - HOA = HOME OWNERS ASSOCIATION
 - RCF = RED CAP FOUND
 - YCF = YELLOW CAP FOUND
 - UE = UTILITY EASEMENT
 - <CM> = CONTROL MONUMENT
 - F.A.U.E. = FIRE LANE ACCESS & UTILITY EASMENT
 - O.E.D.C.E. = ONCOR ELECTRIC DELIVERY COMPANY EASEMENT
 - M.R.C.C.T. = MAP RECORDS, COLLIN COUNTY, TEXAS
 - D.R.C.C.T. = DEED RECORDS, COLLIN COUNTY, TEXAS
 - CCF = COUNTY CLERK'S FILE NUMBER
 - ▼ = DENOTES FRONT OF KEY LOT
 - ⊙ = 1/2" IRON ROD FOUND W/YELLOW PLASTIC CAP STAMPED "DAA" UNLESS OTHERWISE NOTED
 - = 1/2" IRON ROD SET W/YELLOW PLASTIC CAP STAMPED "DAA"
 - ◇ = DENOTES STREET NAME CHANGE

LOT LINE TABLE

LINE	BEARING	LENGTH
T1	S44°23'35"W	56.57'
T2	S89°23'35"W	39.84'
T3	S68°36'34"W	15.94'
T4	N67°55'15"W	14.51'
T5	N31°02'08"W	70.97'
T6	N26°59'43"W	12.80'
T7	N66°57'49"E	8.00'
T8	N68°14'34"E	71.70'
T9	N74°08'02"E	73.43'
T10	N75°31'07"E	71.25'
T11	S0°06'46"E	12.47'

LOT LINE TABLE

LINE	BEARING	LENGTH
T12	N48°18'10"W	14.04'
T13	S39°37'58"W	14.63'
T14	N12°54'22"W	7.09'
T15	N19°47'32"E	13.69'
T16	S70°35'52"E	14.48'
T17	S17°37'04"W	13.73'
T18	S72°47'18"E	14.51'
T19	S45°43'56"E	14.11'
T20	N47°43'41"E	13.30'
T21	N44°08'34"E	14.14'
T22	N45°51'26"W	14.14'

LOT CURVE TABLE

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C1	11°09'26"	291.00'	28.42'	56.67'	S4°58'18"W 56.58'
C2	11°09'26"	291.00'	28.42'	56.67'	S4°58'18"W 56.58'
C3	15°44'26"	188.50'	26.06'	51.79'	N82°44'12"W 51.62'
C4	15°44'26"	211.50'	29.24'	58.10'	N82°44'12"W 57.92'
C5	21°52'03"	136.50'	26.37'	52.10'	S78°27'33"W 51.78'
C6	20°51'43"	93.50'	17.21'	34.04'	S77°57'23"W 33.86'
C7	6°37'40"	1100.00'	63.69'	127.24'	S85°04'25"W 127.17'
C8	6°20'08"	1100.00'	60.88'	121.64'	S78°35'30"W 121.57'
C9	11°31'01"	700.70'	70.59'	140.71'	S81°10'57"W 140.47'
C10	18°19'53"	500.00'	80.68'	159.97'	S77°46'31"W 159.29'
C11	21°5'58"	1030.00'	20.37'	40.74'	N25°51'44"W 40.74'
C12	3°57'33"	1525.00'	52.71'	105.38'	N25°00'57"W 105.36'
C21	141°56'03"	50.00'	144.94'	123.86'	N45°43'56"W 94.53'
C22	288°46'35"	60.00'	42.97'	302.41'	N58°33'41"E 69.87'
C23	295°55'12"	60.00'	37.55'	309.89'	N19°31'36"E 63.66'

ROADWAY CURVE TABLE

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C13	35°50'28"	550.00'	177.86'	344.05'	N81°23'09"E 338.47'
C14	10°09'50"	450.00'	40.02'	79.83'	S85°46'32"E 79.72'
C15	7°24'07"	300.00'	19.41'	38.76'	S87°09'23"E 38.73'
C16	7°24'07"	300.00'	19.41'	38.76'	S87°09'23"E 38.73'
C17	9°01'50"	50.00'	50.22'	78.76'	S45°43'56"E 70.86'
C18	3°23'45"	300.00'	8.89'	17.78'	N02°18'18"W 17.78'
C19	25°01'42"	245.00'	54.38'	107.02'	N77°29'09"E 106.17'

EASEMENT CURVE TABLE

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C20	25°20'02"	142.50'	32.03'	63.01'	S47°43'57"W 62.50'

EASEMENT LINE TABLE

LINE	BEARING	LENGTH
T23	N23°26'06"E	99.36'
T24	S0°00'00"E	21.85'
T25	N0°36'25"W	51.92'
T26	S60°23'58"W	27.75'

ROADWAY LINE TABLE

LINE	BEARING	DISTANCE
T27	N89°23'35"E	25.00'
T28	S0°00'00"E	17.00'

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS, RICHWOODS DEVELOPMENT, LLC, is the owner of a tract of land situated in the JACOB BACCUS SURVEY, ABSTRACT NO. 53 and the J.W. FRANKLIN SURVEY, ABSTRACT NO. 307, City of Frisco, Collin County, Texas and being part of that tract of land conveyed to Richwoods Development, LLC, according to the document filed for record in Document No. 2011050000448090, Deed Records, Collin County, Texas and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" found in the east line of Richwoods Drive, a 50.00 foot right-of-way, for the common northwest corner of said Richwoods Development, LLC tract and southwest corner of Lot 1X, Block 19 of RICHWOODS PHASE TWO, an Addition to the City of Frisco, Collin County, Texas, according to the Plat filed of record in Document Number 20120511010001050, Map Records, Collin County, Texas;

THENCE Leaving said common corner and with the common north line of said Richwoods Development, LLC tract and south line of said Addition, the following five (5) courses and distances:

North 66° 57' 49" East, a distance of 8.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" found for corner;

North 68° 14' 34" East, a distance of 71.70 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" found for corner;

North 74° 08' 02" East, a distance of 73.43 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" found for corner;

North 75° 31' 07" East, a distance of 71.25 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" found for corner;

North 89° 53' 14" East, a distance of 144.04 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" found for corner in the west line of a tract of land conveyed to Roger Lawler Trust, according to the document filed of record in 2013102500461150, Deed Records, Collin County, Texas, for the common corner of Lot 5, Block 19 and Lot 6, Block 19 of the above mentioned Addition;

THENCE South 00° 06' 46" East, leaving said common corner and with said west line, a distance of 12.47 feet to a 5/8 inch iron rod with a red plastic cap stamped "PBS&J" found for the southwest corner for said Lawler tract;

THENCE North 89° 08' 34" East, with the common north line of said Richwoods Development, LLC and south line of Lawler tract, a distance of 864.77 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "RPLS 4613" found for corner in the west line of Independence Parkway, a 120.00 feet right-of-way;

THENCE With said west line, the following four (4) courses and distances:

South 00° 36' 25" East, a distance of 209.28 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" found for corner at the beginning of a curve to the right having a central angle of 11° 09' 26", a radius of 291.00 feet and a chord bearing and distance of South 04° 58' 18" West, 56.58 feet

With said curve to the right, an arc distance of 56.67 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" found for corner at the beginning of a reverse curve to the left through an angle of 11° 09' 26", a radius of 291.00 feet and a chord bearing and distance of South 04° 58' 18" West, 56.58 feet;

With said curve to the left, a distance of 56.67 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" found for corner;

South 00° 36' 25" East, a distance of 128.48 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" found for corner at the north end of a corner clip;

THENCE South 44° 23' 35" West, with said corner clip, a distance of 56.57 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" found for corner in the north line of Kelmscot Drive, a variable width right-of-way, at the south end of said corner clip;

THENCE With said north line, the following eleven (11) courses and distances:

South 89° 23' 35" West, a distance of 110.86 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" found for corner at the beginning of a curve to the right having a central angle of 15° 44' 26", a radius of 188.50 feet and a chord bearing and distance of North 82° 44' 12" West, 51.62 feet;

With said curve to the right, an arc distance of 51.79 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" found for corner at the beginning of a reverse curve to the left through an angle of 15° 44' 26", a radius of 211.50 feet and a chord bearing and distance of North 82° 44' 12" West, 57.92 feet;

With said curve to the left, an arc distance of 58.10 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" found for corner;

South 89° 23' 35" West, a distance of 39.84 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" found for corner at the beginning of a curve to the left having a central angle of 21° 52' 03", a radius of 136.50 feet and a chord bearing and distance of South 78° 27' 33" West, 51.78 feet;

With said curve to the left, an arc distance of 52.10 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" found for corner at the beginning of a reverse curve to the right having a central angle of 20° 51' 43", a radius of 93.50 feet and a chord bearing and distance of South 77° 57' 23" West, 33.86 feet;

With said curve to the right, an arc distance of 34.04 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" found for corner at the beginning of a reverse curve to the left having a central angle of 06° 37' 40", a radius of 1100.00 feet and a chord bearing and distance of South 85° 04' 25" West, 127.17 feet;

With said curve to the left, an arc distance of 127.24 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" found for corner at the beginning of a compound curve to the left having a central angle of 06° 20' 08", a radius of 1100.00 feet and a chord bearing and distance of South 78° 35' 30" West, 121.57 feet;

With said curve to the left, an arc distance of 121.64 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" found for corner at the beginning of a reverse curve to the right having a central angle of 11° 31' 01", a radius of 700.00 feet and a chord bearing and distance of South 81° 10' 57" West, 140.47 feet;

With said curve to the right, an arc distance of 140.71 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" found for corner at the beginning of a reverse curve to the left having a central angle of 18° 19' 53", a radius of 500.00 feet and a chord bearing and distance of South 77° 46' 31" West, 159.29 feet;

With said curve to the left, an arc distance of 159.97 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" found for corner;

South 68° 36' 34" West, with said corner clip, a distance of 15.94 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" found for corner for the south end of a corner clip;

THENCE North 67° 55' 15" West, with said corner clip, a distance of 14.51 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" found for corner in the east line of the above mentioned Richwoods Drive, for the north end of said corner clip, said point being the beginning of a non-tangent curve to the left having a central angle of 02° 15' 58", a radius of 1030.00 feet and a chord bearing and distance of North 25° 51' 44" West, 40.74 feet;

THENCE With said east line, the following five (5) courses and distances:

With said curve to the left, an arc distance of 40.74 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" found for corner;

North 26° 59' 43" West, a distance of 352.35 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" found for corner;

North 31° 02' 08" West, a distance of 70.97 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" found for corner;

North 26° 59' 43" West, a distance of 12.80 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" found for corner at the beginning of a curve to the right having a central angle of 03° 57' 33", a radius of 1525.00 feet and a chord bearing and distance of North 25° 00' 57" West, 105.36 feet;

With said curve to the right, an arc distance of 105.38 feet to the POINT OF BEGINNING and containing 13.021 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT RICHWOODS DEVELOPMENT, LLC, acting herein by and through its duly authorized officers, does hereby certify and adopt this plat designating the hereinabove described property as RICHWOODS PHASE ELEVEN B, an addition to the City of Frisco. The streets and alleys shown on this plat as access easements are for the use and benefit of the owners of the property in this subdivision, their lessees, invitees and licensees. By acceptance of a deed conveying title to any lot in this subdivision, the owner thereof shall be deemed to have agreed and acknowledged and does certify the following:

1. The streets and alleys are private streets and alleys and are dedicated to the City of Frisco as Access, Utility, and Drainage Easements. The City has no responsibility or liability to make any repairs to such streets and alleys as long as they are private streets and alleys, except repairs made necessary by reason of installation, repair or replacement of municipal utilities located therein or in the utility easements adjacent thereto.

2. So long as such streets and alleys are private, the sole responsibility for maintenance and replacement thereof shall be borne by the owners of the lots in this subdivision and/or any homeowners' association hereafter established for the owners of lots in this subdivision (the "Association"). Such maintenance and replacement shall be in conformance with the requirements, standards, and specifications of the City of Frisco, as presently in effect or as some may be hereafter amended. This provision may be enforced by specific performance or by any other remedy allowed by law.

3. Neither the property owners within this subdivision nor the Association nor any other association or other organization or entity representing them shall have the right to request dedication (whether by voluntary or involuntary act or omission) of such private streets and alleys to the City unless and until the City has inspected such streets and alleys and determined that, at the time in question, they meet the City's standards. If the City desires to accept a dedication of said streets and alleys, the Association, its successors or assigns, or the owners of the lots in the subdivision will make, at the owners' or the Association's expense, all repairs required by the City to comply with then City standards. The City shall have sole discretion to accept or reject a proposed dedication of the private streets and alleys to the City. Before dedication, all public improvements and dedications shall be free and clear of all debt, liens, and/or encumbrances.

4. The easements and public use areas, as shown, are dedicated for the benefit of the owners of the property in this subdivision, their lessees, invitees and licensees use forever, for the purposes indicated on this plat.

5. The provisions hereof shall be binding upon and enforceable against all property owners in this subdivision, their successors and assigns and the Association and its successors and assigns. The provisions hereof may be enforced by the City, any property owner in the subdivision, and/or the Association.

6. These covenants and restrictions shall run with the land and be binding on the owners of the property in this subdivision, their successors and assigns, the Association, its successors and assigns and all parties claiming by, through and under them. In the event a replat is requested on all or part of this property, the City may require any similar or additional restrictions and covenants in its sole discretion. These covenants and restrictions shall terminate when all the access easements shown on this plat are included within a replat of all or part of this property and are dedicated to the City as public streets and alleys. In addition, all modifications to this document shall be by means of plat and approved by the City of Frisco.

7. If the owners of the property in this subdivision should open the private streets to the public, such use shall be considered a temporary license only. The owners of property in this subdivision through the Association reserve the right to close the street to the public at any time prior to formal dedication of the street to the public, and acceptance of the same by the City.

8. The owners of property in this subdivision and the Association shall allow access to the subdivision and the streets in the subdivision to all City employees and contractors acting on behalf of the City and all governmental service vehicles, including, without limitation, law enforcement, fire, ambulance, sanitation, inspection and health vehicles. In addition, 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 City's use thereof. 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 of procuring permission from anyone.

9. The owners of property within this subdivision hereby agree and recognize that the entire subdivision is benefited by the City allowing the owners to maintain and control access to the private streets shown hereon, and that the City is benefited by having the value of the property enhanced for ad valorem tax purposes and not being under any maintenance obligations with respect to the private streets and alleys. For purposes of enforcement of these covenants, the benefits shall constitute sufficient and valid consideration.

10. The owner of each lot affected by a drainage easement across the rear portion of such lot may not construct any improvements within such lot except those improvements which (a) do not impeded the natural flow of water across the property affected by such drainage easement (such as swimming pools and open fences) and (b) are built in accordance with and pursuant to a building permit issued by the City. In no event shall RICHWOODS DEVELOPMENT, LLC, the City, the Association or any of their successors or assigns have any liability for any improvements built in any drainage or utility easement. Each lot owner shall build in such area at his or her own risk and shall indemnify RICHWOODS DEVELOPMENT, LLC, the City, the Association and their successors and assigns against any and all losses, damages and liability arising out of or associated with the construction of improvements on such owner's lot in any drainage or utility easement.

11. 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. Landscaping may be placed in/or near other easements with city approval. The City and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Frisco is not responsible for replacing any improvements in, under, or over any easements caused by maintenance or repair.

12. Invalidation of any word, phrase, sentence, paragraph, covenant or restriction by court judgement or otherwise, shall not affect the validity of the other covenants or restrictions contained herein.

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

WITNESS, my hand, this day of _____ 2016.

Richwoods Development, LLC, a Texas limited liability company

By: Landon Family Investments, LP, sole member

By: Landon Management Services, LLC, it's general partner

By: Dan Walsh, Vice President

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 Dan Walsh, Vice President of Landon Management Services, LLC, general partner of Landon Family Investments, LP, sole member of Richwoods West Land, LP, a Texas limited liability company 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 consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2016.

Notary Public in and for the State of Texas

SURVEYORS CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, Sean Patton, 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.

SEAN PATTON
Registered Professional Land Surveyor No. 5660

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 Sean Patton, 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 _____, 2016.

Notary Public in and for the State of Texas

CERTIFICATE OF APPROVAL

Approved this _____ day of _____, 2016 by the Planning & Zoning Commission of the City of Frisco, Texas.

Planning & Zoning Commission Chair

Planning & Zoning Commission Secretary

City Secretary

FINAL PLAT
CITY PROJECT NO. FP16-0074
RICHWOODS
PHASE ELEVEN B
11 SINGLE FAMILY-7 LOTS,
27 SINGLE FAMILY-8.5 LOTS,
6 HOMEOWNER ASSOCIATION LOTS (1.28 ACRES),
AND 1 PRIVATE STREET LOT
13.021 ACRES
AN ADDITION TO THE CITY OF FRISCO
JACOB BACCUS SURVEY ~ ABSTRACT NO. 53
J.W. FRANKLIN SURVEY ABST. 307
COLLIN COUNTY, TEXAS

SEPTEMBER 2016 SCALE: 1"=60'

OWNER/DEVELOPER
RICHWOODS DEVELOPMENT, LLC
4050 W. PARK BOULEVARD,
PLANO, TEXAS 75093
PH: 214-619-2930
FAX: 214-619-1098
CONTACT: JOHN LANDON

ENGINEER/SURVEYOR
DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: E-399
SURVEY FIRM REGISTRATION NUMBER: 10077800
CONTACT : COLIN HELFFRICH