



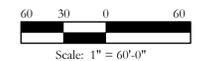
SCREENING LEGEND

-  VARIABLE HT. STONE ENTRY SIGN WALL
-  6'-0" HT. PARAPET SCREENING WALL

GENERAL OPEN SPACE NOTES

- ANY EASEMENTS TO BE ESTABLISHED WILL BE IDENTIFIED AND PROVIDED AT TIME OF PLATTING.
- GRAPHIC ILLUSTRATIONS IN THE OPEN SPACES ARE NOT INTENDED TO COMMUNICATE, SHOW, OR REPRESENT ACTUAL LAYOUT, OR DETAILED LANDSCAPE DESIGN.
- ALL ROADS, SIDEWALKS, FIRE LANES, DRIVE AISLES AND INTERSECTIONS WILL COMPLY WITH THE CITY OF FRISCO ENGINEERING DESIGN STANDARDS REGARDLESS OF WHAT IS SHOWN ON THIS EXHIBIT.
- SIDEWALKS WILL BE CONSTRUCTED ALONG ALL CITY STREETS. INTERCONNECTIVITY WILL BE PROVIDED THAT MEETS CITY OF FRISCO AND ADA STANDARDS REGARDLESS OF WHAT IS SHOWN ON THIS EXHIBIT.
- TREE PLACEMENT ALONG CITY STREETS SHALL COMPLY WITH CITY OF FRISCO STANDARDS REGARDLESS OF WHAT IS SHOWN ON THIS EXHIBIT.

FRISCO SPRINGS  
Exhibit A-1 - Main Entry Plan  
City of Frisco, Collin County, Texas

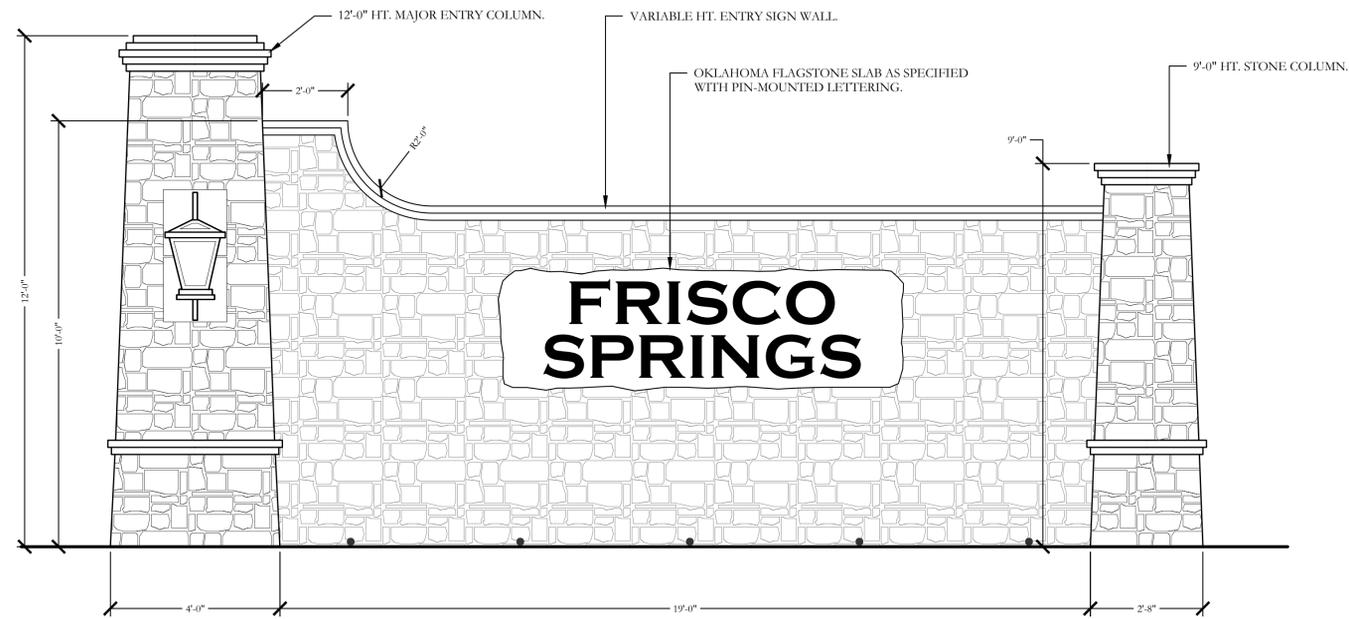


Scale: 1" = 60'-0"

Bar is one inch on original drawing. If not one inch on this sheet, adjust scale as necessary.  
One Inch

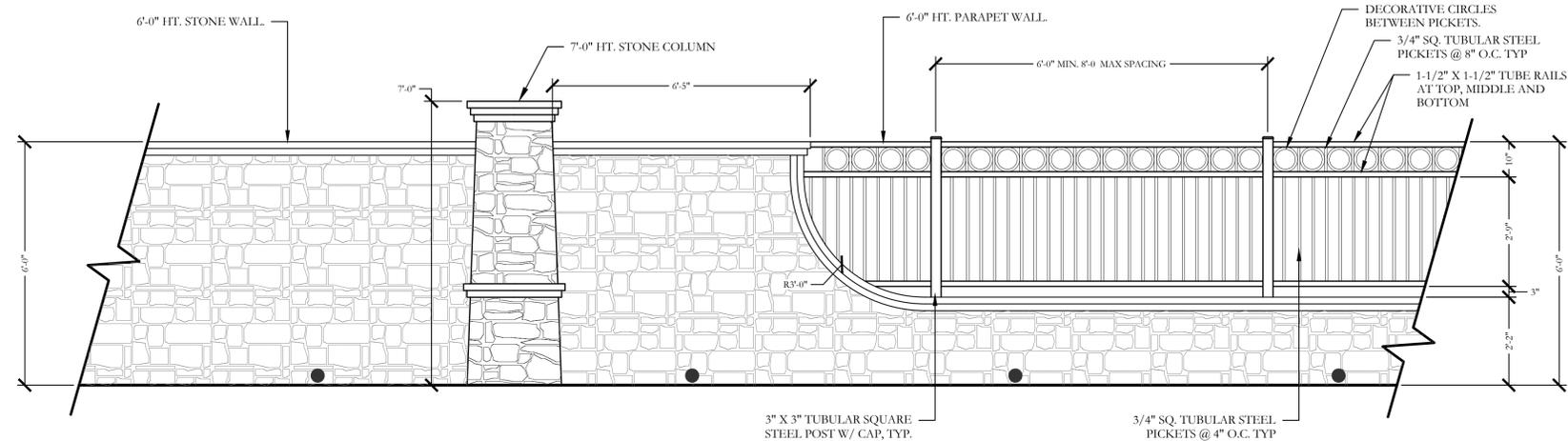


12217 CHATTANOOGA DR. FRISCO, TEXAS 75035  
PH. (903) 570-0162  
EMAIL: CODY@CODYJOHNSONSTUDIO.COM



1 ENTRY SIGN WALL ELEVATION

SCALE: 1/2"=1'-0"



2 PARAPET SCREENING WALL AND COLUMN ELEVATION

SCALE: 1/2"=1'-0"

FRISCO SPRINGS  
Exhibit A-2 - Screening Detail

City of Frisco, Collin County, Texas



12217 CHATTANOOGA DR. FRISCO, TEXAS 75035  
PH. (903) 570-0162  
EMAIL: CODY@CODYJOHNSONSTUDIO.COM

MATCHLINE

MATCHLINE

MATCHLINE

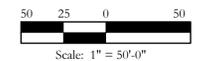
GENERAL OPEN SPACE NOTES

- ANY EASEMENTS TO BE ESTABLISHED WILL BE IDENTIFIED AND PROVIDED AT TIME OF PLATTING.
- GRAPHIC ILLUSTRATIONS IN THE OPEN SPACES ARE NOT INTENDED TO COMMUNICATE, SHOW, OR REPRESENT ACTUAL LAYOUT, OR DETAILED LANDSCAPE DESIGN.
- ALL ROADS, SIDEWALKS, FIRE LANES, DRIVE AISLES AND INTERSECTIONS WILL COMPLY WITH THE CITY OF FRISCO ENGINEERING DESIGN STANDARDS REGARDLESS OF WHAT IS SHOWN ON THIS EXHIBIT.
- SIDEWALKS WILL BE CONSTRUCTED ALONG ALL CITY STREETS. INTERCONNECTIVITY WILL BE PROVIDED THAT MEETS CITY OF FRISCO AND ADA STANDARDS REGARDLESS OF WHAT IS SHOWN ON THIS EXHIBIT.
- TREE PLACEMENT ALONG CITY STREETS SHALL COMPLY WITH CITY OF FRISCO STANDARDS REGARDLESS OF WHAT IS SHOWN ON THIS EXHIBIT.

ADDITIONAL EASTERN RED CEDAR TREES MAY NEED TO BE FIELD LOCATED ON SITE TO PROVIDE A CONTINUOUS SCREEN AGAINST THE RAILROAD TRACKS.

FRISCO SPRINGS  
Exhibit A-3 - West Property  
Line Screening Plan

City of Frisco, Collin County, Texas

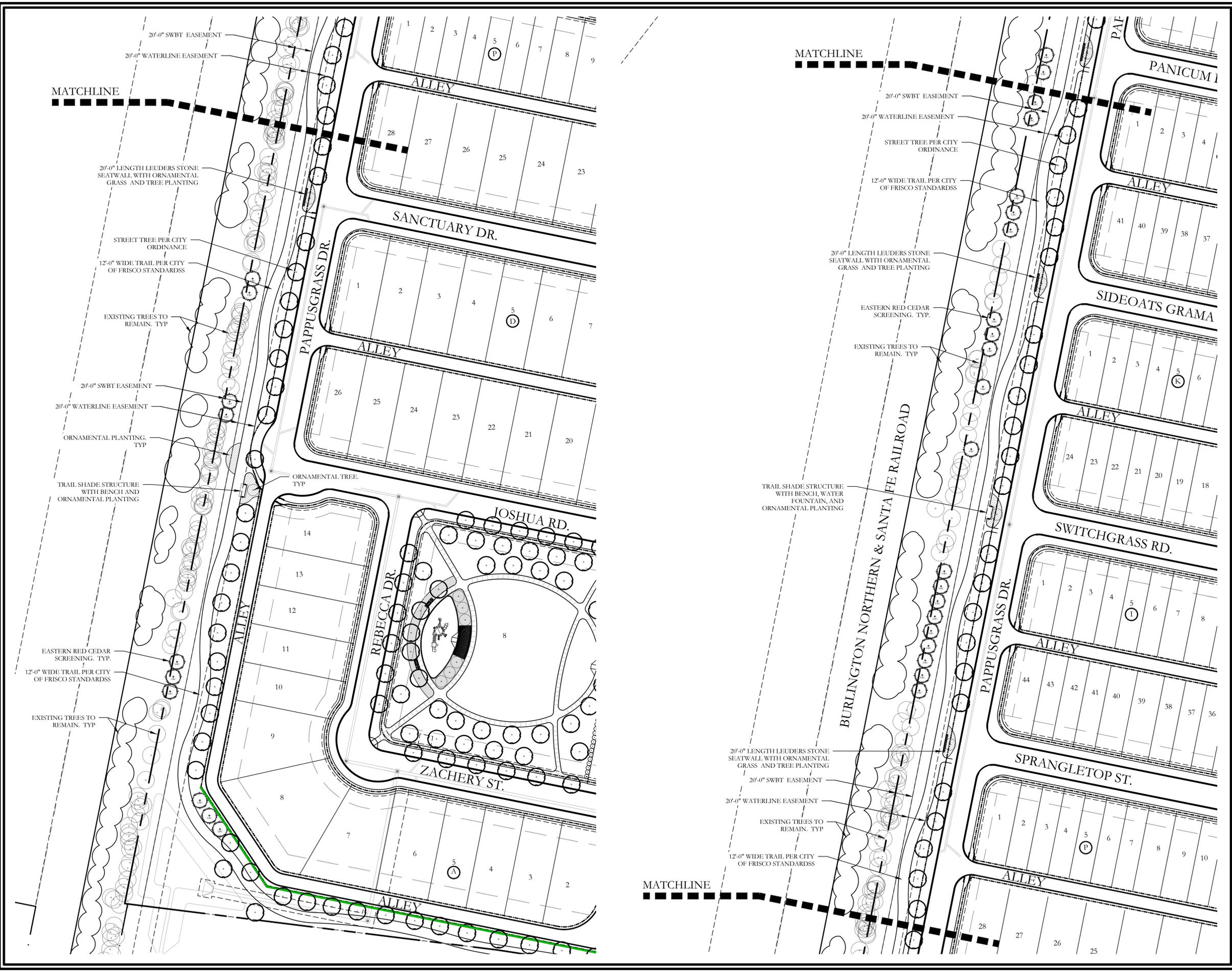


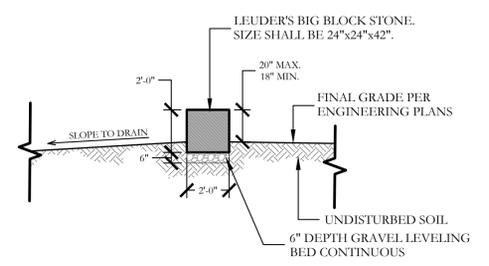
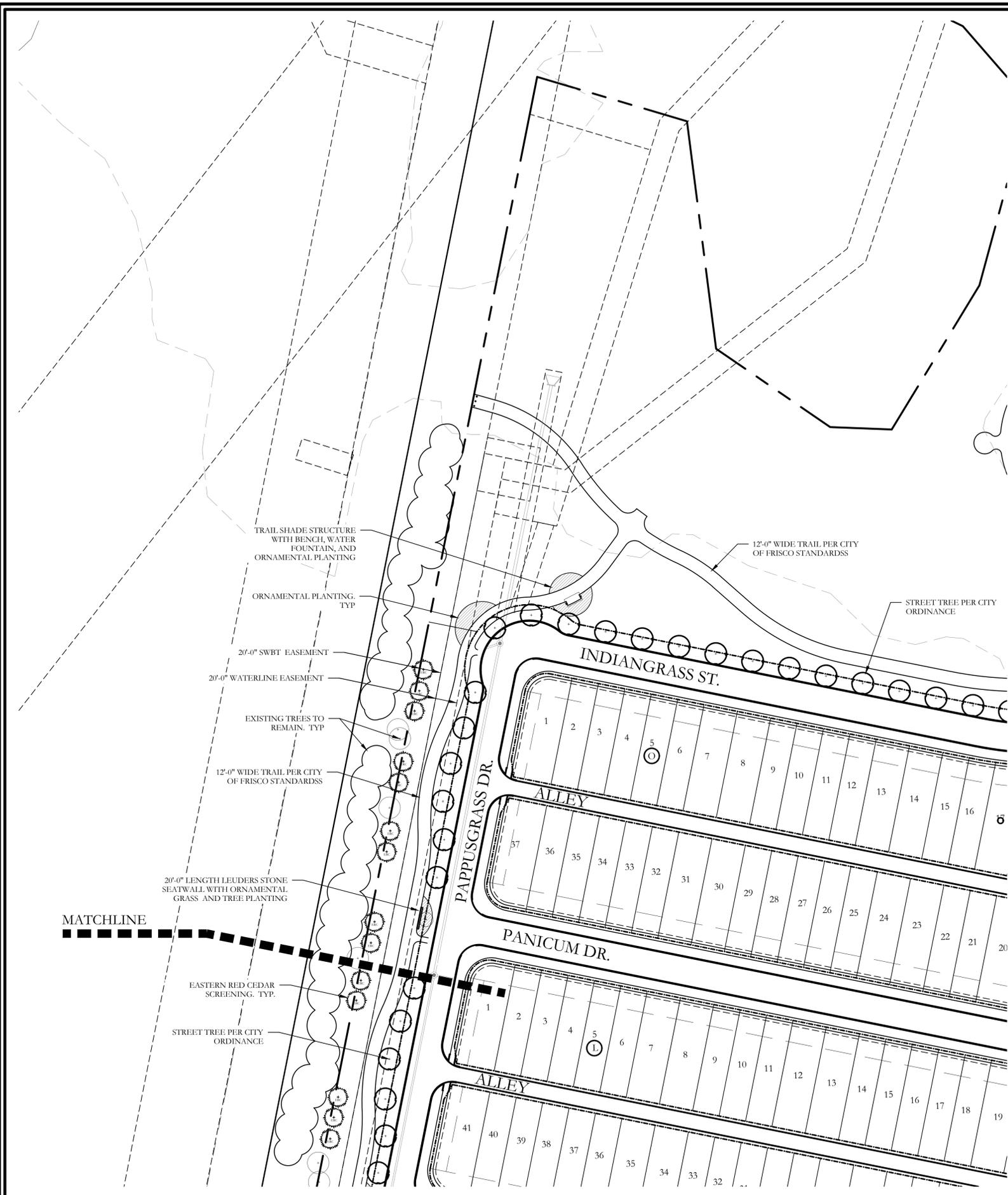
Bar is one inch on original drawing. If not one inch on this sheet, adjust scale as necessary.  
One Inch



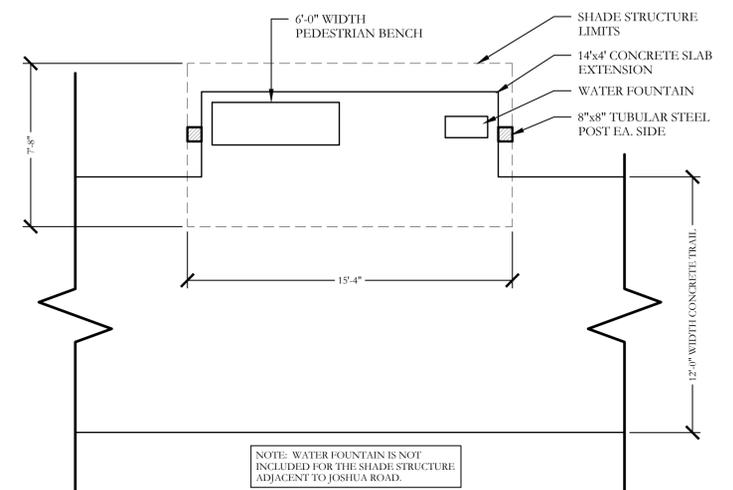
**CODY JOHNSON**  
s · t · u · d · i · o

12217 CHATTANOOGA DR. FRISCO, TEXAS 75035  
PH. (903) 570-0162  
EMAIL: CODY@CODYJOHNSONSTUDIO.COM

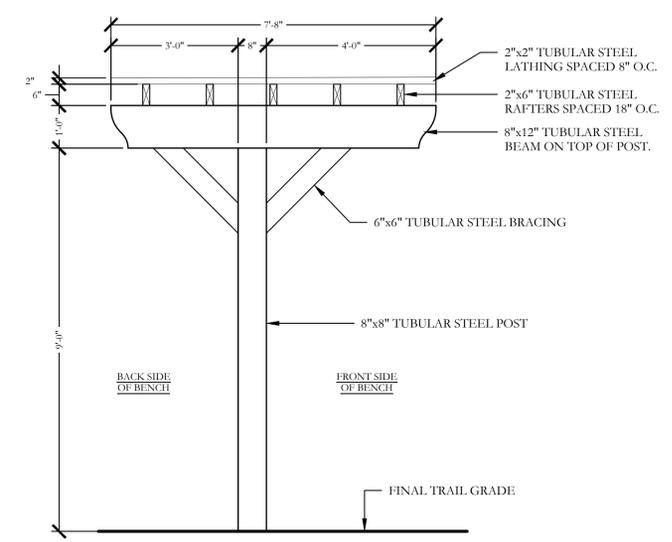




1 LEUDER'S STONE SEAT WALL SECTION SCALE: 1/4"=1'-0"



2 TRAIL SHADE STRUCTURE PLAN SCALE: 1/2"=1'-0"



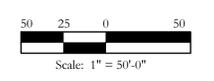
3 TRAIL SHADE STRUCTURE ELEVATION SCALE: 1/2"=1'-0"

GENERAL OPEN SPACE NOTES

- ANY EASEMENTS TO BE ESTABLISHED WILL BE IDENTIFIED AND PROVIDED AT TIME OF PLATTING.
- GRAPHIC ILLUSTRATIONS IN THE OPEN SPACES ARE NOT INTENDED TO COMMUNICATE, SHOW, OR REPRESENT ACTUAL LAYOUT, OR DETAILED LANDSCAPE DESIGN.
- ALL ROADS, SIDEWALKS, FIRE LANES, DRIVE AISLES AND INTERSECTIONS WILL COMPLY WITH THE CITY OF FRISCO ENGINEERING DESIGN STANDARDS REGARDLESS OF WHAT IS SHOWN ON THIS EXHIBIT.
- SIDEWALKS WILL BE CONSTRUCTED ALONG ALL CITY STREETS. INTERCONNECTIVITY WILL BE PROVIDED THAT MEETS CITY OF FRISCO AND ADA STANDARDS REGARDLESS OF WHAT IS SHOWN ON THIS EXHIBIT.
- TREE PLACEMENT ALONG CITY STREETS SHALL COMPLY WITH CITY OF FRISCO STANDARDS REGARDLESS OF WHAT IS SHOWN ON THIS EXHIBIT.

ADDITIONAL EASTERN RED CEDAR TREES MAY NEED TO BE FIELD LOCATED ON SITE TO PROVIDE A CONTINUOUS SCREEN AGAINST THE RAILROAD TRACKS.

FRISCO SPRINGS  
Exhibit A-4 - West Property  
Line Screening Plan  
City of Frisco, Collin County, Texas

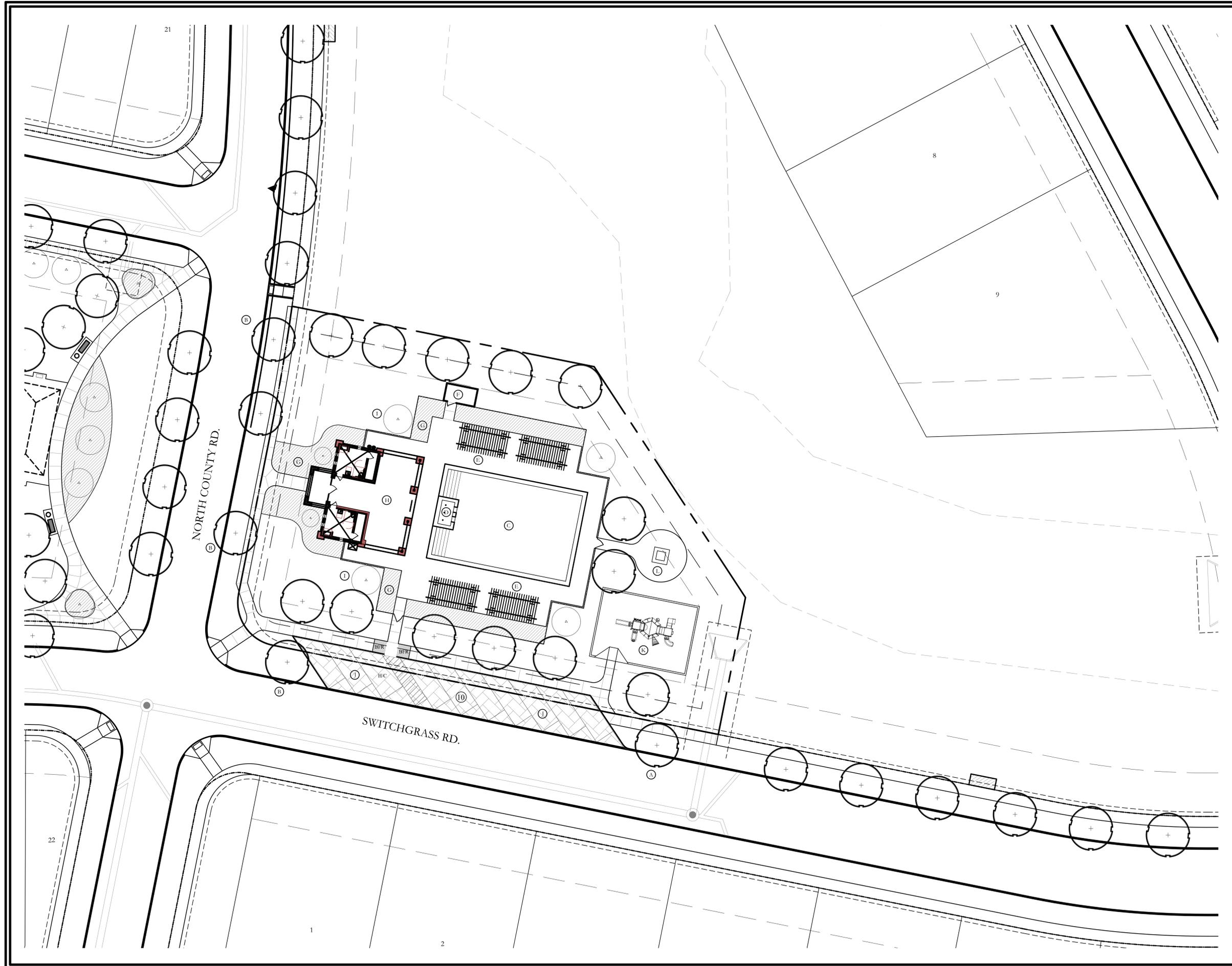


Bar is one inch on original drawing. If not one inch on this sheet, adjust scale as necessary.

One Inch



12217 CHATTANOOGA DR. FRISCO, TEXAS 75035  
PH. (903) 570-0162  
EMAIL: CODY@CODYJOHNSONSTUDIO.COM



**GENERAL OPEN SPACE NOTES**

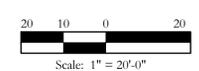
- ANY EASEMENTS TO BE ESTABLISHED WILL BE IDENTIFIED AND PROVIDED AT TIME OF PLATTING.
- GRAPHIC ILLUSTRATIONS IN THE OPEN SPACES ARE NOT INTENDED TO COMMUNICATE, SHOW, OR REPRESENT ACTUAL LAYOUT, OR DETAILED LANDSCAPE DESIGN.
- ALL ROADS, SIDEWALKS, FIRE LANS, DRIVE AISLES AND INTERSECTIONS WILL COMPLY WITH THE CITY OF FRISCO ENGINEERING DESIGN STANDARDS REGARDLESS OF WHAT IS SHOWN ON THIS EXHIBIT.
- SIDEWALKS WILL BE CONSTRUCTED ALONG ALL CITY STREETS. INTER-CONNECTIVITY WILL BE PROVIDED THAT MEETS CITY OF FRISCO AND ADA STANDARDS REGARDLESS OF WHAT IS SHOWN ON THIS EXHIBIT.
- TREE PLACEMENT ALONG CITY STREETS SHALL COMPLY WITH CITY OF FRISCO STANDARDS REGARDLESS OF WHAT IS SHOWN ON THIS EXHIBIT.

**CALLOUTS LEGEND:**

- (A) STREET TREES (PER CITY ORD.)
- (B) 5'-0" WIDTH SIDEWALK
- (C) SWIMMING POOL
- (D) FOUNTAIN
- (E) CEDAR ARBOR
- (F) POOL EQUIPMENT ENCLOSURE
- (G) SHRUB AND GROUND COVER PLANTING
- (H) CABANA FACILITY
- (I) ORNAMENTAL TREE
- (J) ANGLED PARKING. SURFACE SHALL BE BRICK PAVERS.
- (K) PLAYGROUND FACILITY
- (L) FIRE PIT

FINAL DESIGN OF THE AMENITY CENTER LOT IS SUBJECT TO REVIEW OF A SITE PLAN.

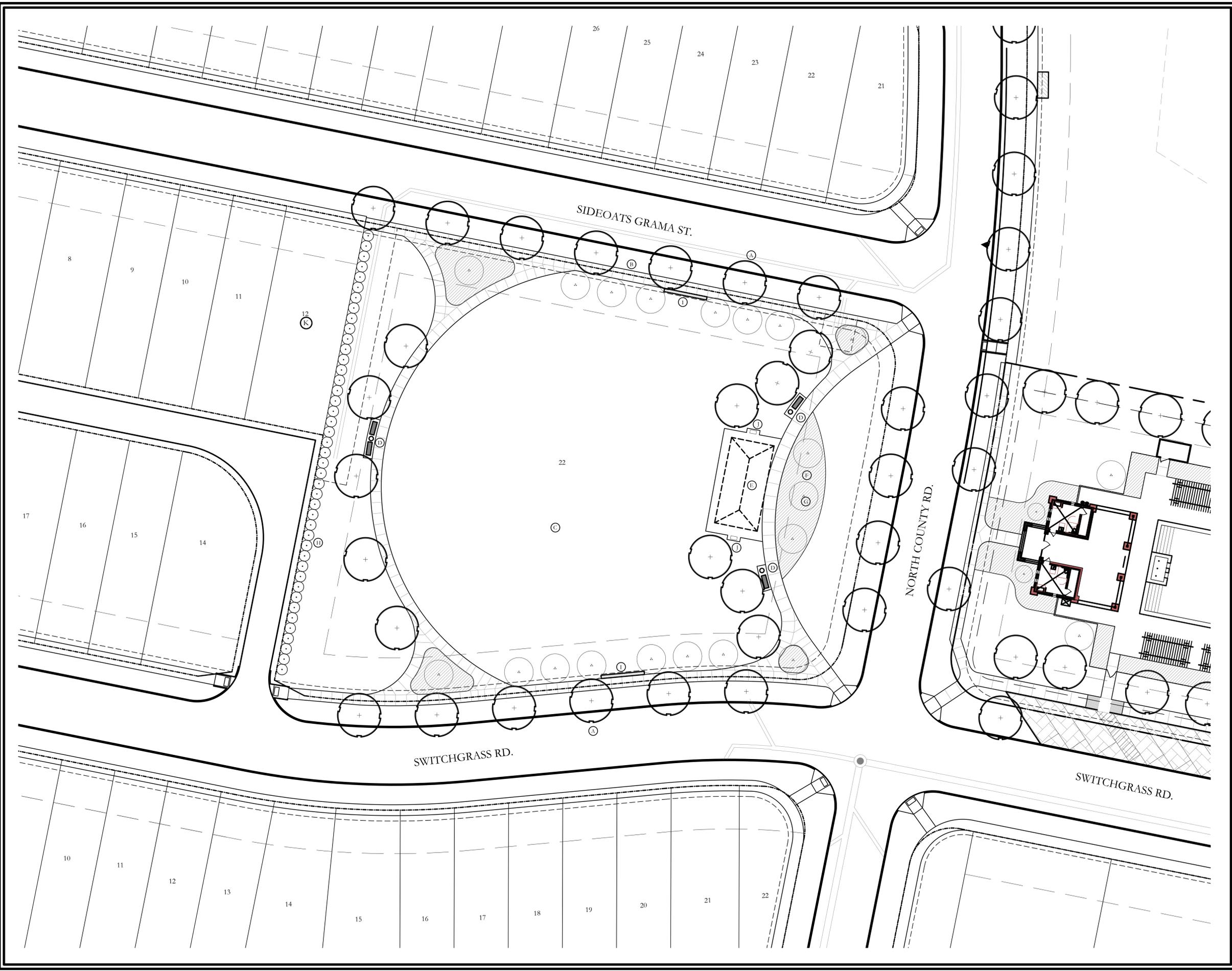
**FRISCO SPRINGS**  
 Exhibit A-5 - Amenity Center Plan  
 City of Frisco, Collin County, Texas



Bar is one inch on original drawing. If not one inch on this sheet, adjust scale as necessary.  
 One Inch



12217 CHATTANOOGA DR. FRISCO, TEXAS 75035  
 PH. (903) 570-0162  
 EMAIL: CODY@CODYJOHNSONSTUDIO.COM



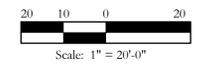
**GENERAL OPEN SPACE NOTES**

- ANY EASEMENTS TO BE ESTABLISHED WILL BE IDENTIFIED AND PROVIDED AT TIME OF PLATTING.
- GRAPHIC ILLUSTRATIONS IN THE OPEN SPACES ARE NOT INTENDED TO COMMUNICATE, SHOW, OR REPRESENT ACTUAL LAYOUT, OR DETAILED LANDSCAPE DESIGN.
- ALL ROADS, SIDEWALKS, FIRE LANES, DRIVE AISLES AND INTERSECTIONS WILL COMPLY WITH THE CITY OF FRISCO ENGINEERING DESIGN STANDARDS REGARDLESS OF WHAT IS SHOWN ON THIS EXHIBIT.
- SIDEWALKS WILL BE CONSTRUCTED ALONG ALL CITY STREETS. INTER-CONNECTIVITY WILL BE PROVIDED THAT MEETS CITY OF FRISCO AND ADA STANDARDS REGARDLESS OF WHAT IS SHOWN ON THIS EXHIBIT.
- TREE PLACEMENT ALONG CITY STREETS SHALL COMPLY WITH CITY OF FRISCO STANDARDS REGARDLESS OF WHAT IS SHOWN ON THIS EXHIBIT.

**CALLOUTS LEGEND:**

- (A) STREET TREES (PER CITY ORD.)
- (B) 5'-0" WIDTH SIDEWALK
- (C) OPEN PLAY AREA
- (D) BENCH AND TRASH RECEPTACLE
- (E) PAVILION SHADE STRUCTURE WITH TABLES BENEATH
- (F) ORNAMENTAL PLANTING
- (G) ORNAMENTAL TREE
- (H) HEDGE ROW
- (I) STONE SEAT WALL
- (J) CHARCOAL GRILL STATION

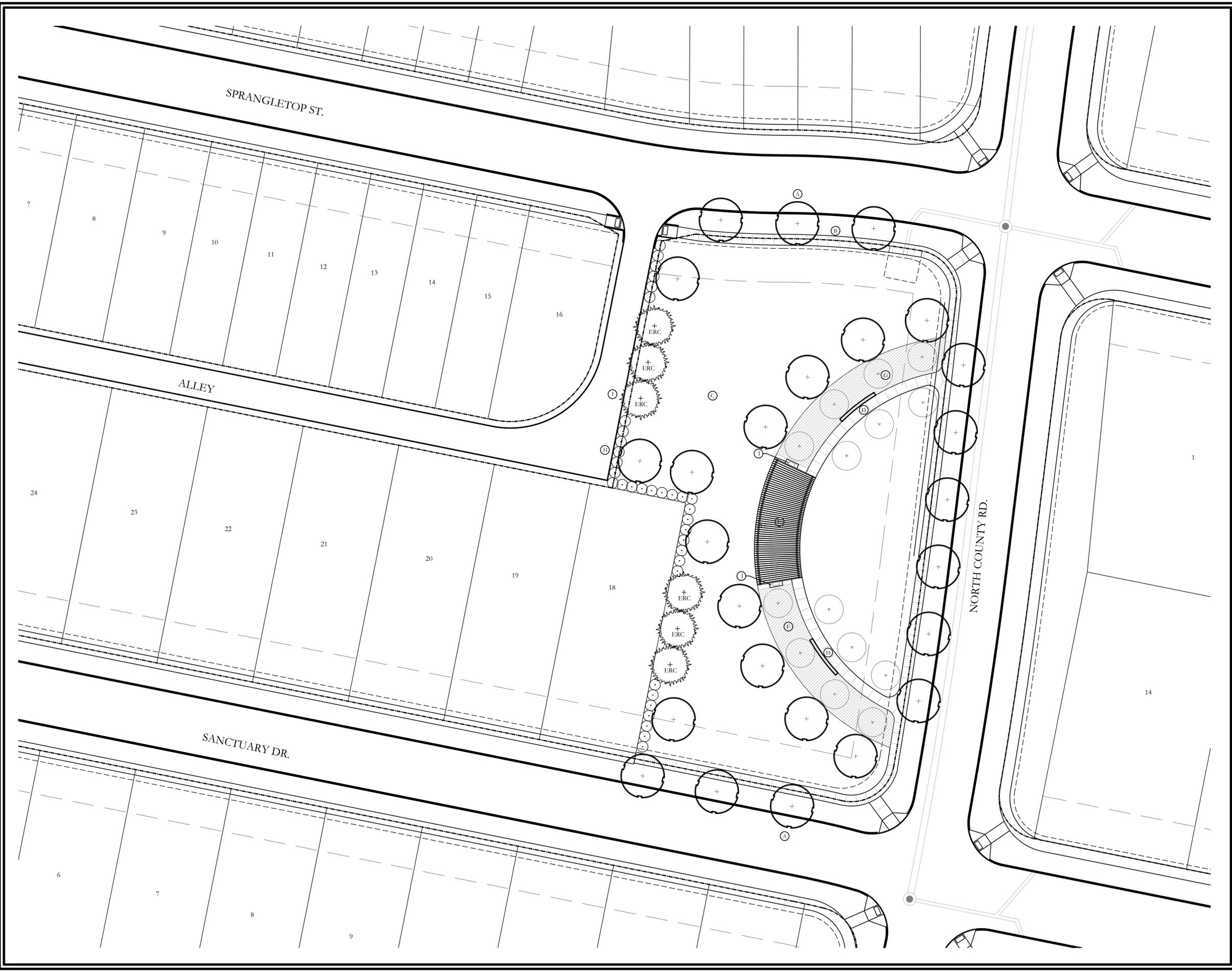
**FRISCO SPRINGS**  
 Exhibit A-6 - Open Space Plan  
 City of Frisco, Collin County, Texas



Bar is one inch on original drawing. If not one inch on this sheet, adjust scale as necessary.  
 One Inch



12217 CHATTANOOGA DR. FRISCO, TEXAS 75035  
 PH. (903) 570-0162  
 EMAIL: CODY@CODYJOHNSONSTUDIO.COM



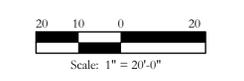
**GENERAL OPEN SPACE NOTES**

- ANY EASEMENTS TO BE ESTABLISHED WILL BE IDENTIFIED AND PROVIDED AT TIME OF PLATTING.
- GRAPHIC ILLUSTRATIONS IN THE OPEN SPACES ARE NOT INTENDED TO COMMUNICATE, SHOW, OR REPRESENT ACTUAL LAYOUT, OR DETAILED LANDSCAPE DESIGN.
- ALL ROADS, SIDEWALKS, FIRE LANES, DRIVE AISLES AND INTERSECTIONS WILL COMPLY WITH THE CITY OF FRISCO ENGINEERING DESIGN STANDARDS REGARDLESS OF WHAT IS SHOWN ON THIS EXHIBIT.
- SIDEWALKS WILL BE CONSTRUCTED ALONG ALL CITY STREETS. INTER-CONNECTIVITY WILL BE PROVIDED THAT MEETS CITY OF FRISCO AND ADA STANDARDS REGARDLESS OF WHAT IS SHOWN ON THIS EXHIBIT.
- TREE PLACEMENT ALONG CITY STREETS SHALL COMPLY WITH CITY OF FRISCO STANDARDS REGARDLESS OF WHAT IS SHOWN ON THIS EXHIBIT.

**CALLOUTS LEGEND:**

- (A) STREET TREES (PER CITY ORD.)
- (B) 5'-0" WIDTH SIDEWALK
- (C) OPEN PLAY AREA
- (D) STONE SEAT WALL
- (E) CEDAR ARBOR WITH TABLES BENEATH
- (F) ORNAMENTAL PLANTING
- (G) ORNAMENTAL TREE
- (H) HEDGE ROW
- (I) EASTERN RED CEDAR
- (J) CHARCOAL GRILL STATION

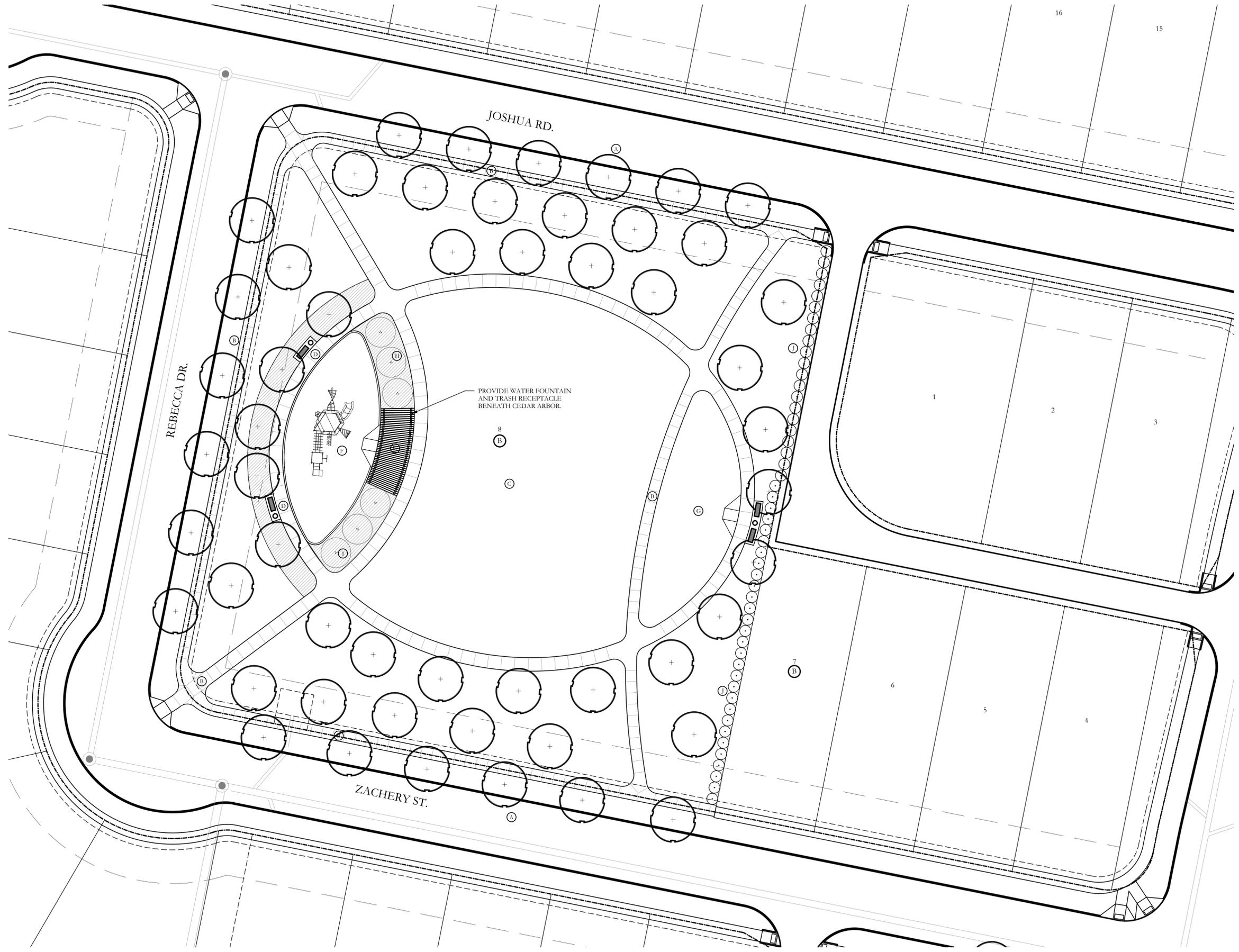
**FRISCO SPRINGS**  
 Exhibit A-7 - Open Space Plan  
 City of Frisco, Collin County, Texas



Bar is one inch on original drawing. If not one inch on this sheet, adjust scale as necessary.  
 One Inch

**CODY JOHNSON**  
 s · t · u · d · i · o

12217 CHATTANOOGA DR. FRISCO, TEXAS 75035  
 PH. (903) 570-0162  
 EMAIL: CODY@CODYJOHNSONSTUDIO.COM



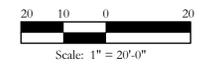
**GENERAL OPEN SPACE NOTES**

- ANY EASEMENTS TO BE ESTABLISHED WILL BE IDENTIFIED AND PROVIDED AT TIME OF PLATTING.
- GRAPHIC ILLUSTRATIONS IN THE OPEN SPACES ARE NOT INTENDED TO COMMUNICATE, SHOW, OR REPRESENT ACTUAL LAYOUT, OR DETAILED LANDSCAPE DESIGN.
- ALL ROADS, SIDEWALKS, FIRE LANES, DRIVE AISLES AND INTERSECTIONS WILL COMPLY WITH THE CITY OF FRISCO ENGINEERING DESIGN STANDARDS REGARDLESS OF WHAT IS SHOWN ON THIS EXHIBIT.
- SIDEWALKS WILL BE CONSTRUCTED ALONG ALL CITY STREETS. INTER-CONNECTIVITY WILL BE PROVIDED THAT MEETS CITY OF FRISCO AND ADA STANDARDS REGARDLESS OF WHAT IS SHOWN ON THIS EXHIBIT.
- TREE PLACEMENT ALONG CITY STREETS SHALL COMPLY WITH CITY OF FRISCO STANDARDS REGARDLESS OF WHAT IS SHOWN ON THIS EXHIBIT.

**CALLOUTS LEGEND:**

- (A) STREET TREES (PER CITY ORD.)
- (B) 5'-0" WIDTH SIDEWALK
- (C) OPEN PLAY AREA
- (D) BENCH AND TRASH RECEPTACLE
- (E) CEDAR ARBOR
- (F) PLAYGROUND FACILITY. FINAL EQUIPMENT SHALL BE SELECTED BY OWNER.
- (G) TOT LOT. FINAL EQUIPMENT SHALL BE SELECTED BY OWNER. PLAYGROUND EQUIPMENT SHALL SERVE AGES 0-4 YEARS OLD.
- (H) ORNAMENTAL PLANTING
- (I) ORNAMENTAL TREE
- (J) HEDGE ROW

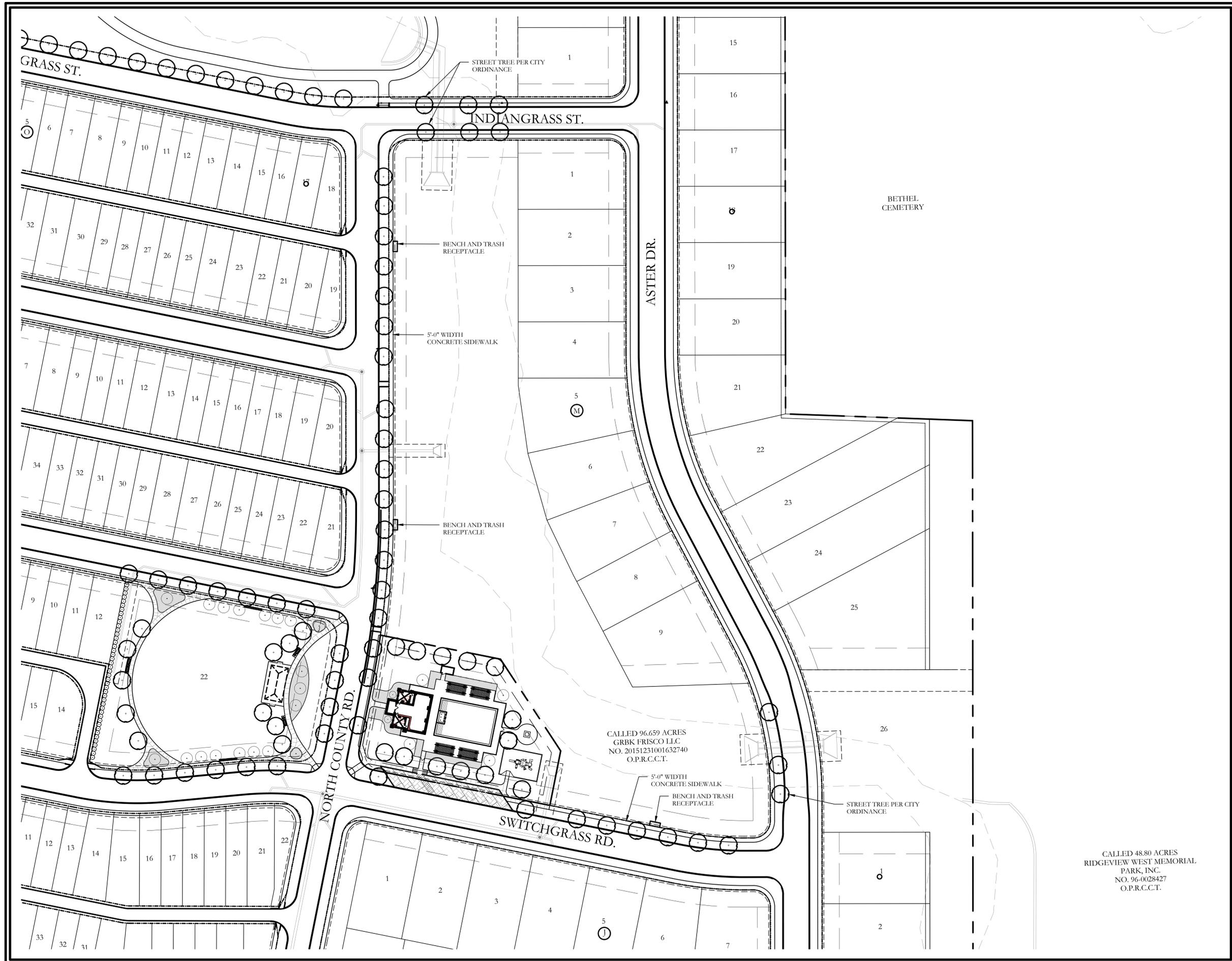
**FRISCO SPRINGS**  
 Exhibit A-8 - Open Space Plan  
 City of Frisco, Collin County, Texas



Bar is one inch on original drawing. If not one inch on this sheet, adjust scale as necessary.  
 One Inch



12217 CHATTANOOGA DR. FRISCO, TEXAS 75035  
 PH. (903) 570-0162  
 EMAIL: CODY@CODYJOHNSONSTUDIO.COM



**GENERAL OPEN SPACE NOTES**

- ANY EASEMENTS TO BE ESTABLISHED WILL BE IDENTIFIED AND PROVIDED AT TIME OF PLATTING.
- GRAPHIC ILLUSTRATIONS IN THE OPEN SPACES ARE NOT INTENDED TO COMMUNICATE, SHOW, OR REPRESENT ACTUAL LAYOUT, OR DETAILED LANDSCAPE DESIGN.
- ALL ROADS, SIDEWALKS, FIRE LANES, DRIVE AISLES AND INTERSECTIONS WILL COMPLY WITH THE CITY OF FRISCO ENGINEERING DESIGN STANDARDS REGARDLESS OF WHAT IS SHOWN ON THIS EXHIBIT.
- SIDEWALKS WILL BE CONSTRUCTED ALONG ALL CITY STREETS. INTERCONNECTIVITY WILL BE PROVIDED THAT MEETS CITY OF FRISCO AND ADA STANDARDS REGARDLESS OF WHAT IS SHOWN ON THIS EXHIBIT.
- TREE PLACEMENT ALONG CITY STREETS SHALL COMPLY WITH CITY OF FRISCO STANDARDS REGARDLESS OF WHAT IS SHOWN ON THIS EXHIBIT.

**FRISCO SPRINGS**  
Exhibit A-9 - Creek Corridor  
Enhancements

City of Frisco, Collin County, Texas



NORTH



Scale: 1" = 50'-0"

Bar is one inch on original drawing. If not one inch on this sheet, adjust scale as necessary.

One Inch

CALLED 96.659 ACRES  
GRBK FRISCO LLC  
NO. 20151231001632740  
O.P.R.C.C.T.

CALLED 48.80 ACRES  
RIDGEVIEW WEST MEMORIAL  
PARK, INC.  
NO. 96-0028427  
O.P.R.C.C.T.



12217 CHATTANOOGA DR. FRISCO, TEXAS 75035  
PH. (903) 570-0162  
EMAIL: CODY@CODYJOHNSONSTUDIO.COM