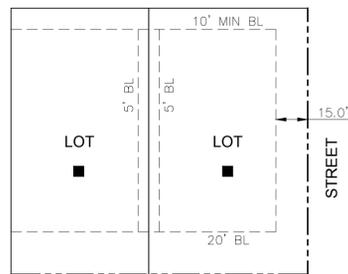
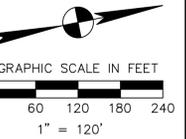
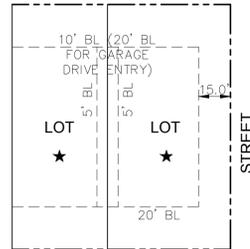


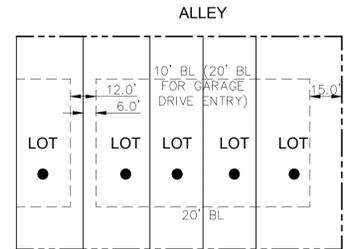
VICINITY MAP
(NOT TO SCALE)
MAPSCO 112-W



TYPICAL CLUSTER HOME LOT
N.T.S.



TYPICAL PATIO HOME LOT
N.T.S.



TYPICAL TOWNHOME LOT
N.T.S.



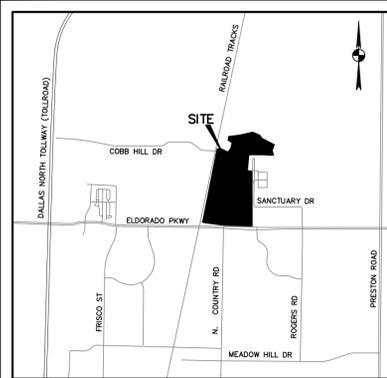
LEGEND	
CUT "X" FND	CUT "X" FOUND
CIRF	CAPPED IRON ROD WITH YELLOW PLASTIC CAP STAMPED "BURY" FOUND UNLESS NOTED OTHERWISE
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS COLLIN COUNTY, TEXAS
P.R.C.C.T.	PLAT RECORDS COLLIN COUNTY TEXAS
D.R.C.C.T.	DEED RECORDS COLLIN COUNTY, TEXAS
(CM)	CONTROLLING MONUMENT
INST. NO.	INSTRUMENT NUMBER
AC.	ACRE
SQ. FT.	SQUARE FEET
ESMT.	EASEMENT
CIRS	CAPPED IRON ROD SET
OF	OPEN FENCING LOCATION
◆	DENOTED STREET NAME CHANGE
★	LOTS WITH DRIVEWAY LOCATION RESTRICTIONS
■	65'x125' CLUSTER LOT (5.0' SIDE YARD SETBACK)
★	45'x115' PATIO LOT (5.0' SIDE YARD SETBACK)
●	25'x110' TOWN HOME LOT (0' SIDE YARD SETBACK)

LOT TABLE		
LOT TYPE	LOT COUNT	LOT SYMBOL
CLUSTER LOT	114	■
PATIO LOT (CENTER LOADED)	58	★
TOWN HOME	154	●

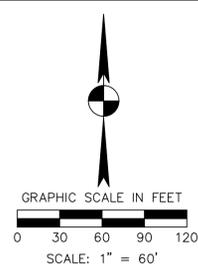
**PRELIMINARY PLAT
FRISCO SPRINGS**
114 SINGLE FAMILY (CLUSTER HOME) LOTS,
58 PATIO HOME LOTS,
164 TOWNHOME LOTS,
24 H.O.A. LOTS,
CITY LOT DEDICATION (17.411 ACRES)
BEING 96.659 ACRES LOCATED IN THE
WILLIAM ROGERS SURVEY, ABSTRACT NO. 780, HARDIN MOSS SURVEY,
ABSTRACT NO. 635, JAMES T. HORN SURVEY, ABSTRACT NO. 418
CITY OF FRISCO, COLLIN COUNTY, TEXAS
PREPARATION DATE: OCTOBER 20, 2016
CITY OF FRISCO PROJECT NO. PP16-0010

APPLICANT/OWNER
GRBK FRISCO, LLC
2805 N. DALLAS PARKWAY
SUITE 400
PLANO, TEXAS 75093
PHONE: 469-573-6760
CONTACT: JED DOLSON

SURVEYOR:
STANTEC CONSULTING SERVICES, INC.
5310 HARVEST HILL, SUITE 100
DALLAS, TEXAS 75230
PH: (972) 991-0011
CONTACT: MICHAEL J. MURPHY, R.P.L.S.



VICINITY MAP
(NOT TO SCALE)
MAPSCO 112-W



20' SWBT EASEMENT VOL. 740, PG. 477 D.R.C.C.T.

UTILITY EASEMENT RESERVED JNC ENTERPRISES, LTD. INST. NO. 96-0096387 O.P.R.C.C.T. (TO BE ABANDONED)

20' SANITARY SEWER EASEMENT (PARCEL 5) CITY OF FRISCO, TEXAS INST. NO. 99-0008083 O.P.R.C.C.T. (TO BE ABANDONED BY SEPARATE INSTRUMENT)

75' ATMOS ENERGY EASEMENT INST. NO. 2015033000346630 O.P.R.C.C.T.

VARIABLE WIDTH TRAIL EASEMENT

20' SWBT EASEMENT VOL. 740, PG. 477 D.R.C.C.T.

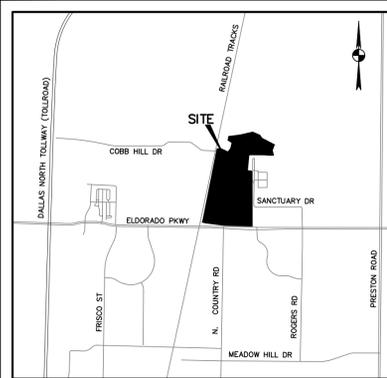
UTILITY EASEMENT RESERVED JNC ENTERPRISES, LTD. INST. NO. 96-0096387 O.P.R.C.C.T. (TO BE ABANDONED PRIOR TO CONSTRUCTION)

20' SANITARY SEWER EASEMENT (PARCEL 5) CITY OF FRISCO, TEXAS INST. NO. 99-0008083 O.P.R.C.C.T. (TO BE ABANDONED BY SEPARATE INSTRUMENT PRIOR TO CONSTRUCTION)

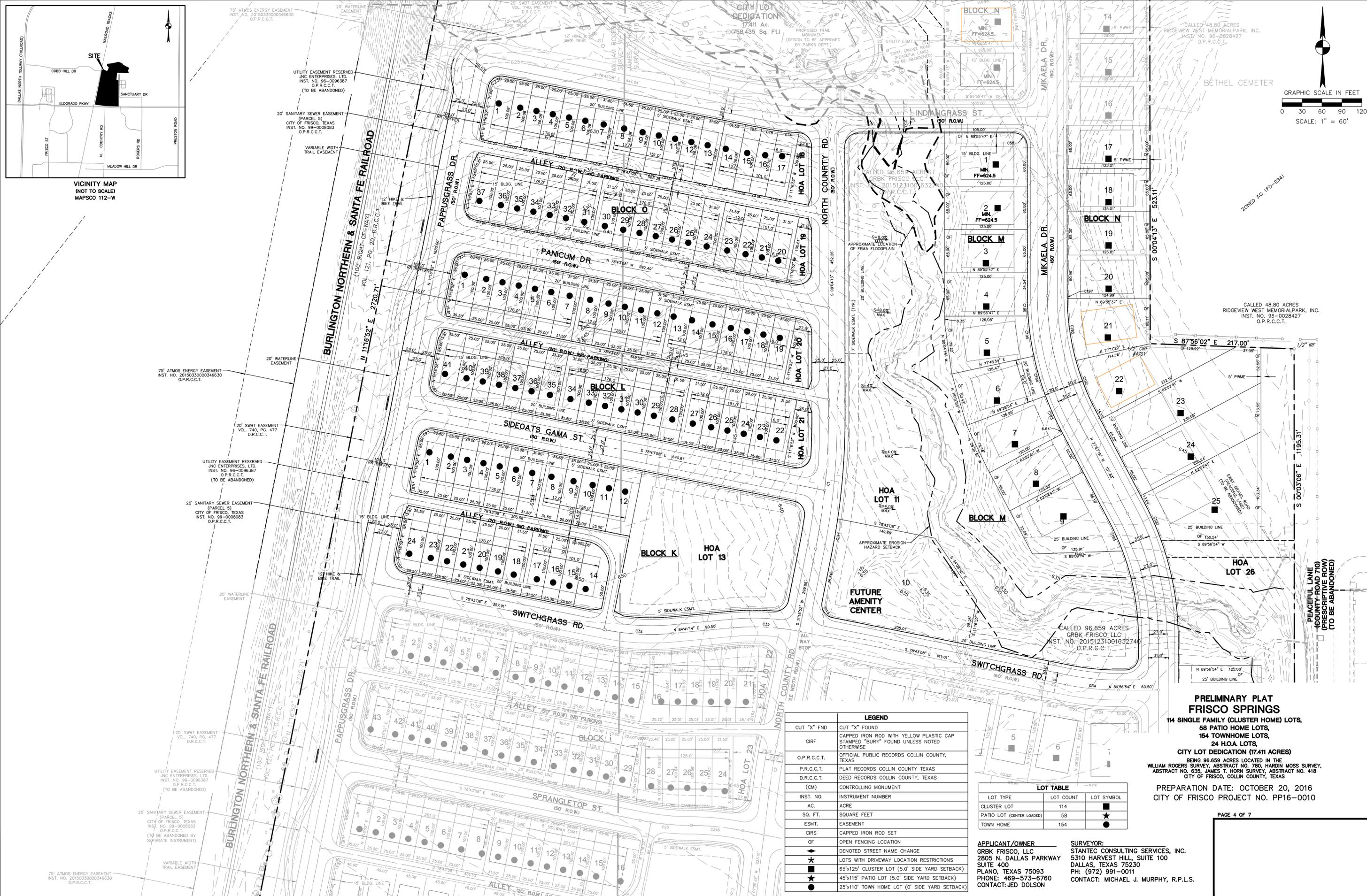
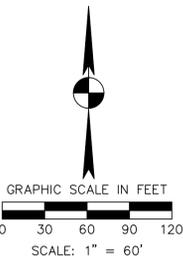
LEGEND	
CUT "X" FND	CUT "X" FOUND
CIRF	CAPPED IRON ROD WITH YELLOW PLASTIC CAP STAMPED "BURY" FOUND UNLESS NOTED OTHERWISE
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS COLLIN COUNTY, TEXAS
P.R.C.C.T.	PLAT RECORDS COLLIN COUNTY TEXAS
D.R.C.C.T.	DEED RECORDS COLLIN COUNTY, TEXAS
(CM)	CONTROLLING MONUMENT
INST. NO.	INSTRUMENT NUMBER
AC	ACRE
SQ. FT.	SQUARE FEET
ESMT.	EASEMENT
CIRS	CAPPED IRON ROD SET
OF	OPEN FENCING LOCATION
◆	DENOTED STREET NAME CHANGE
★	LOTS WITH DRIVEWAY LOCATION RESTRICTIONS
■	65'x125' CLUSTER LOT (5.0' SIDE YARD SETBACK)
★	45'x115' PATIO LOT (5.0' SIDE YARD SETBACK)
●	25'x110' TOWN HOME LOT (0' SIDE YARD SETBACK)

LOT TABLE		
LOT TYPE	LOT COUNT	LOT SYMBOL
CLUSTER LOT	114	■
PATIO LOT (CENTER LOADED)	58	★
TOWN HOME	154	●

**PRELIMINARY PLAT
FRISCO SPRINGS**
114 SINGLE FAMILY (CLUSTER HOME) LOTS,
58 PATIO HOME LOTS,
164 TOWNHOME LOTS,
24 HOA LOTS,
CITY LOT DEDICATION (17.411 ACRES)
BEING 96.659 ACRES LOCATED IN THE
WILLIAM ROGERS SURVEY, ABSTRACT NO. 780, HARDIN MOSS SURVEY,
ABSTRACT NO. 835, JAMES T. HORN SURVEY, ABSTRACT NO. 418
CITY OF FRISCO, COLLIN COUNTY, TEXAS
PREPARATION DATE: OCTOBER 20, 2016
CITY OF FRISCO PROJECT NO. PP16-0010



VICINITY MAP
(NOT TO SCALE)
MAPSCO 112-W



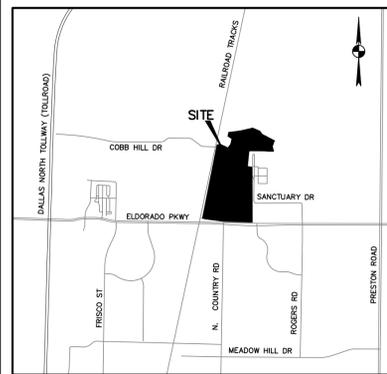
LEGEND	
CUT "X" FND	CUT "X" FOUND
CIRF	CAPPED IRON ROD WITH YELLOW PLASTIC CAP STAMPED "BURY" FOUND UNLESS NOTED OTHERWISE
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS COLLIN COUNTY, TEXAS
P.R.C.C.T.	PLAT RECORDS COLLIN COUNTY TEXAS
D.R.C.C.T.	DEED RECORDS COLLIN COUNTY, TEXAS
(CM)	CONTROLLING MONUMENT
INST. NO.	INSTRUMENT NUMBER
AC.	ACRE
SQ. FT.	SQUARE FEET
ESMT.	EASEMENT
CIRS	CAPPED IRON ROD SET
OF	OPEN FENCING LOCATION
◆	DENOTED STREET NAME CHANGE
★	LOTS WITH DRIVEWAY LOCATION RESTRICTIONS
■	65'x125' CLUSTER LOT (5.0' SIDE YARD SETBACK)
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LOT TABLE		
LOT TYPE	LOT COUNT	LOT SYMBOL
CLUSTER LOT	114	■
PATIO LOT (CENTER LOADED)	58	★
TOWN HOME	154	●

APPLICANT/OWNER
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2805 N. DALLAS PARKWAY
SUITE 400
PLANO, TEXAS 75093
PHONE: 469-573-6760
CONTACT: JED DOLSON

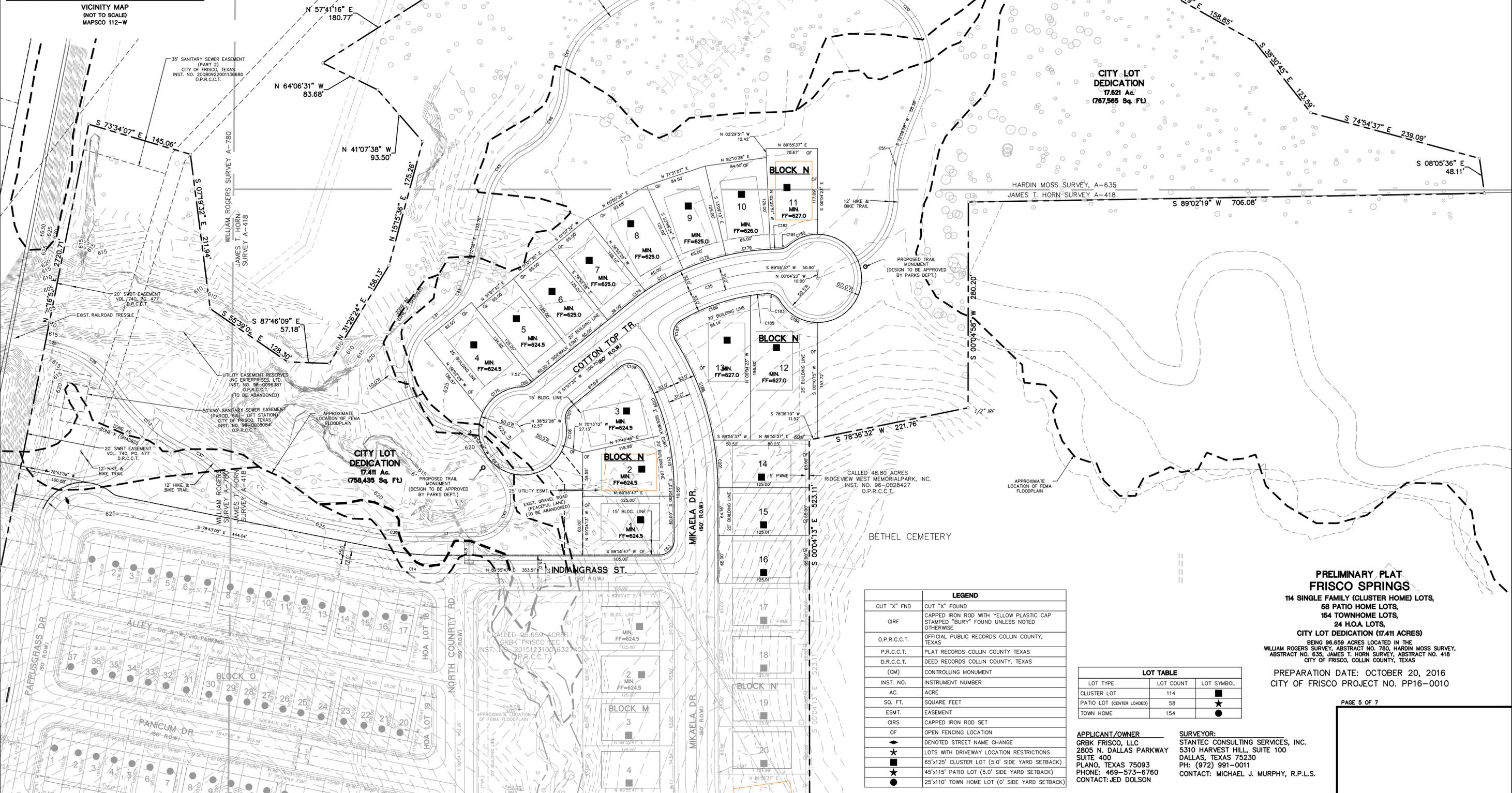
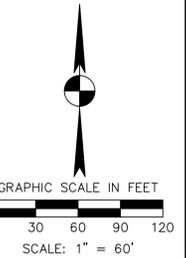
SURVEYOR:
STANTEC CONSULTING SERVICES, INC.
5310 HARVEST HILL, SUITE 100
DALLAS, TEXAS 75230
PH: (972) 991-0011
CONTACT: MICHAEL J. MURPHY, R.P.L.S.

**PRELIMINARY PLAT
FRISCO SPRINGS**
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58 PATIO HOME LOTS,
164 TOWNHOME LOTS,
24 HOA LOTS,
CITY LOT DEDICATION (17.411 ACRES)
BEING 96.659 ACRES LOCATED IN THE
WILLIAM ROGERS SURVEY, ABSTRACT NO. 780, HARDIN MOSS SURVEY,
ABSTRACT NO. 635, JAMES T. HORN SURVEY, ABSTRACT NO. 418
CITY OF FRISCO, COLLIN COUNTY, TEXAS
PREPARATION DATE: OCTOBER 20, 2016
CITY OF FRISCO PROJECT NO. PP16-0010



VICINITY MAP
(NOT TO SCALE)
MAPSCO 112-W

CALLED 400.740 ACRES
PANTHER CREEK ON PRESTON L.P.
INST. NO. 20131107001517630
O.P.R.C.C.T.



CITY LOT
DEDICATION
17.621 Ac.
(767,565 Sq. Ft.)

CITY LOT
DEDICATION
17.411 Ac.
(758,435 Sq. Ft.)

LEGEND	
CUT "X" FND	CUT "X" FOUND
CIRF	CAPPED IRON ROD WITH YELLOW PLASTIC CAP STAMPED "BURY" FOUND UNLESS NOTED OTHERWISE
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS COLLIN COUNTY, TEXAS
P.R.C.C.T.	PLAT RECORDS COLLIN COUNTY TEXAS
D.R.C.C.T.	DEED RECORDS COLLIN COUNTY, TEXAS
(CM)	CONTROLLING MONUMENT
INST. NO.	INSTRUMENT NUMBER
AC.	ACRE
SQ. FT.	SQUARE FEET
ESMT.	EASEMENT
CIRS	CAPPED IRON ROD SET
OF	OPEN FENCING LOCATION
◆	DENOTED STREET NAME CHANGE
★	LOTS WITH DRIVEWAY LOCATION RESTRICTIONS
■	65'x125' CLUSTER LOT (5.0' SIDE YARD SETBACK)
★	45'x115' PATIO LOT (5.0' SIDE YARD SETBACK)
●	25'x110' TOWN HOME LOT (0' SIDE YARD SETBACK)

LOT TABLE		
LOT TYPE	LOT COUNT	LOT SYMBOL
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PATIO LOT (CENTER LOADED)	58	★
TOWN HOME	154	●

**PRELIMINARY PLAT
FRISCO SPRINGS**
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CITY LOT DEDICATION (17.411 ACRES)
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CITY OF FRISCO, COLLIN COUNTY, TEXAS
PREPARATION DATE: OCTOBER 20, 2016
CITY OF FRISCO PROJECT NO. PP16-0010

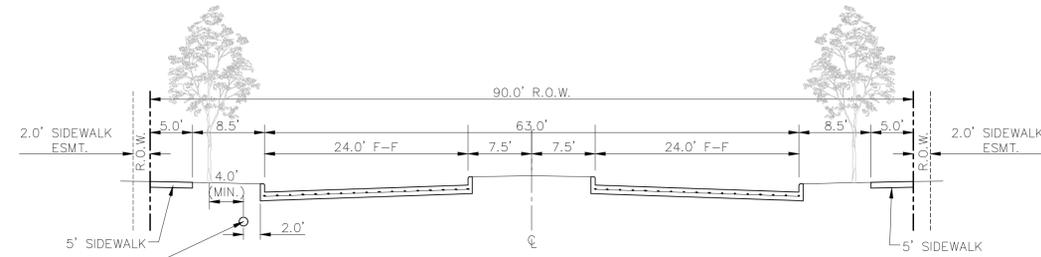
APPLICANT/OWNER
GRBK FRISCO, LLC
2805 N. DALLAS PARKWAY
SUITE 400
PLANO, TEXAS 75093
PHONE: 469-573-6760
CONTACT: JED DOLSON

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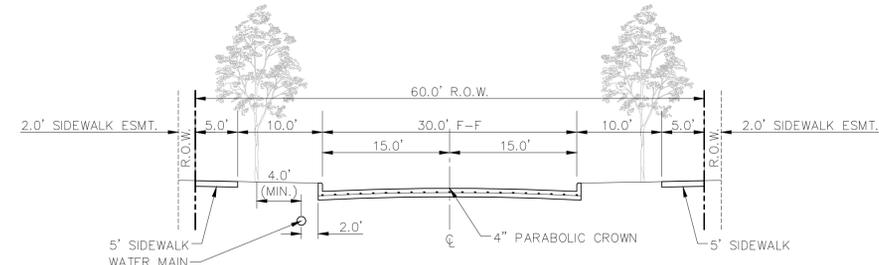
CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH	BEARING
C1	198.12'	1000.00'	11°21'05"	197.79'	S05°36'19"W
C2	74.58'	1000.00'	4°16'23"	74.56'	S09°08'40"W
C3	298.32'	2000.00'	8°32'46"	298.04'	S11°16'52"W
C4	74.58'	1000.00'	4°16'23"	74.56'	S13°25'03"W
C5	75.33'	400.00'	10°47'25"	75.22'	S05°53'09"W
C6	16.14'	400.00'	2°18'42"	16.14'	S77°33'47"E
C7	85.43'	405.00'	12°05'11"	85.28'	S84°45'44"E
C9	97.04'	400.00'	13°54'00"	96.80'	N06°08'41"E
C10	151.35'	400.00'	21°40'33"	150.45'	N00°51'09"W
C12	84.38'	400.00'	12°05'11"	84.22'	N84°45'44"W
C13	17.67'	22.50'	45°00'00"	17.22'	N56°13'08"W
C14	69.34'	350.00'	11°21'05"	69.23'	S84°23'41"E
C15	169.98'	400.00'	24°20'50"	168.70'	N79°19'04"W
C16	165.19'	400.00'	23°39'40"	164.02'	N78°58'29"W
C17	61.32'	350.00'	10°02'16"	61.24'	N04°58'02"E
C18	84.38'	400.00'	12°05'11"	84.22'	N84°45'44"W
C19	20.06'	375.00'	3°03'53"	20.06'	N77°39'48"W
C20	77.58'	400.00'	11°06'46"	77.46'	S84°16'31"E
C29	6.40'	20.00'	18°19'32"	6.37'	N85°20'17"W
C30	67.20'	40.00'	96°15'10"	59.57'	N30°54'02"W

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH	BEARING
C31	3.38'	44.96'	4°18'48"	3.38'	N74°53'06"W
C32	101.37'	350.00'	16°35'38"	101.01'	S87°00'57"E
C33	101.37'	350.00'	16°35'38"	101.01'	S87°00'57"E
C34	78.13'	395.00'	11°19'57"	78.00'	S84°23'07"E
C35	203.16'	300.00'	38°48'04"	199.30'	S70°31'35"W
C36	97.83'	135.00'	41°31'08"	95.70'	S53°37'15"E
C37	42.89'	150.00'	16°22'52"	42.74'	S56°56'11"E
C38	104.63'	200.00'	29°58'23"	103.44'	S63°43'57"E
C39	68.35'	345.00'	11°21'05"	68.24'	S84°23'41"E
C40	112.40'	50.00'	128°48'15"	90.18'	N25°31'40"E
C42	178.97'	80.00'	128°10'44"	143.92'	N12°57'50"W
C43	66.19'	100.00'	37°55'24"	64.99'	N32°09'50"E
C45	83.84'	100.00'	48°02'22"	81.41'	N37°13'19"E
C46	111.34'	106.00'	60°10'46"	106.29'	N31°09'07"E
C47	79.20'	100.00'	45°22'39"	77.14'	N23°45'04"E
C48	165.19'	290.10'	32°37'37"	162.97'	N62°45'11"E
C49	98.46'	150.38'	37°30'47"	96.71'	S82°07'59"E
C50	252.47'	110.00'	131°30'15"	200.59'	S43°35'10"E
C51	85.56'	207.02'	23°40'48"	84.95'	S10°00'46"W
C52	41.86'	350.00'	6°51'08"	41.83'	N75°17'34"W

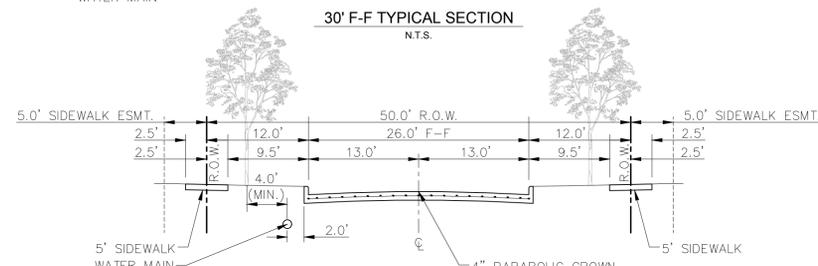
CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH	BEARING
C53	41.86'	350.00'	6°51'08"	41.83'	N75°17'34"W
C54	78.54'	50.00'	90°00'00"	70.71'	S33°43'08"E
C57	17.73'	60.00'	16°55'49"	17.66'	S31°46'15"W
C58	31.42'	20.00'	90°00'00"	28.28'	S45°04'13"E
C59	10.11'	20.00'	28°57'18"	10.00'	S25°45'31"W
C60	22.98'	485.16'	2°42'49"	22.98'	S80°15'00"E
C61	74.87'	488.62'	8°46'46"	74.80'	S86°43'28"E
C63	31.42'	20.00'	90°00'00"	28.28'	S44°55'47"W
C64	31.42'	20.00'	90°00'00"	28.28'	S44°11'41"W
C65	39.67'	370.00'	6°08'37"	39.65'	N87°44'01"W
C66	12.76'	20.00'	36°32'32"	12.54'	S69°23'48"W
C67	38.38'	370.00'	5°56'34"	38.36'	N81°41'25"W
C74	31.67'	526.49'	3°28'47"	31.66'	S84°34'08"E
C76	41.86'	350.00'	6°51'08"	41.83'	N75°17'34"W
C77	41.86'	350.00'	6°51'08"	41.83'	N75°17'34"W
C78	25.01'	427.64'	3°21'04"	25.01'	S80°15'41"E
C79	78.54'	50.00'	90°00'00"	70.71'	N56°16'52"E
C80	79.12'	400.00'	11°19'57"	78.99'	S43°35'10"E
C81	31.42'	20.00'	90°00'00"	28.28'	N33°43'08"W
C83	25.01'	340.97'	4°12'07"	25.00'	S78°43'08"E



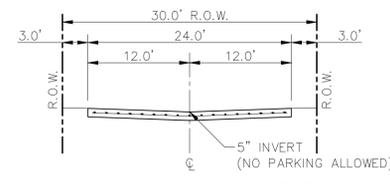
RESIDENTIAL ENTRANCE TYPICAL SECTION
N.T.S.



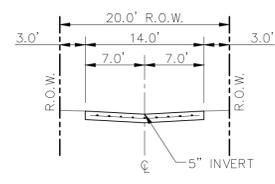
30' F-F TYPICAL SECTION
N.T.S.



26' F-F TYPICAL SECTION
N.T.S.



30' TYPICAL MEWS ALLEY SECTION
N.T.S.



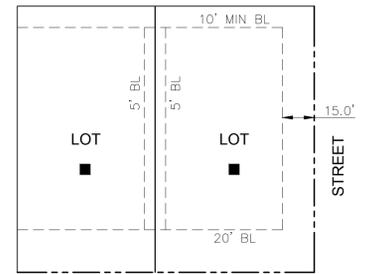
14' TYPICAL ALLEY SECTION
N.T.S.

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH	BEARING
C192	81.45'	370.00'	12°36'46"	81.29'	N21°38'56"W
C193	55.82'	419.09'	7°37'51"	55.78'	S24°14'12"E
C194	62.16'	439.21'	8°06'34"	62.11'	S16°22'36"E
C195	60.84'	328.45'	10°36'50"	60.76'	S08°11'01"E
C196	30.49'	308.52'	5°39'46"	30.48'	S02°06'05"E
C197	4.04'	370.00'	0°37'34"	4.04'	N00°15'03"W
C198	94.58'	370.00'	14°38'46"	94.32'	N08°01'30"W
C199	46.82'	655.41'	4°05'33"	46.81'	S24°19'44"E
C201	65.33'	380.14'	9°50'50"	65.25'	N05°07'22"W
C202	78.54'	50.00'	90°00'00"	70.71'	S56°16'52"W
C203	17.67'	22.50'	45°00'00"	17.22'	N11°13'08"W
C206	37.81'	142.08'	15°14'43"	37.69'	N18°54'13"E
C207	21.65'	172.43'	7°11'36"	21.63'	N00°52'14"E
C208	27.84'	55.00'	29°00'01"	27.54'	N17°02'46"E
C209	4.61'	60.00'	4°24'08"	4.61'	N27°33'33"W
C210	10.11'	20.00'	28°57'18"	10.00'	N15°16'58"W
C211	69.68'	60.00'	66°32'24"	65.83'	N07°54'43"E
C229	31.42'	20.00'	90°00'00"	28.28'	N33°43'08"W
C230	31.42'	20.00'	90°00'00"	28.28'	S33°43'08"E
C231	12.45'	20.00'	35°39'33"	12.25'	N83°27°05"E

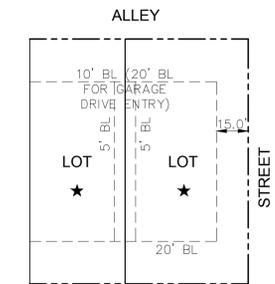
LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N89°55'47"E	76.28'
L8	N0°04'13"W	50.00'
L9	N51°07'32"E	61.00'
L25	S74°22'49"E	20.06'
L31	N51°07'32"E	27.88'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH	BEARING
C87	31.42'	20.00'	90°00'00"	28.28'	N33°43'08"W
C93	31.42'	20.00'	90°00'00"	28.28'	N56°16'52"E
C97	31.42'	20.00'	90°00'00"	28.28'	N33°43'08"W
C100	60.44'	520.45'	6°39'13"	60.41'	N23°55'39"W
C102	31.42'	20.00'	90°00'00"	28.28'	N56°16'52"E
C123	35.67'	430.00'	4°45'10"	35.66'	S81°05'43"E
C124	49.38'	430.00'	6°34'47"	49.35'	S86°45'42"E
C125	31.42'	20.00'	90°00'00"	28.28'	S45°03'06"E
C128	37.28'	370.00'	5°46'24"	37.27'	N87°09'54"W
C129	35.90'	370.00'	5°33'33"	35.89'	N81°29'55"W
C131	48.74'	382.15'	7°18'28"	48.71'	N03°11'43"E
C132	77.66'	50.00'	88°59'50"	70.09'	S44°41'46"W
C135	33.63'	20.00'	90°20'55"	29.81'	S41°52'38"E
C136	28.71'	319.11'	5°09'14"	28.70'	S88°08'22"E
C137	38.38'	370.00'	5°56'34"	38.36'	N81°41'25"W
C138	56.33'	593.85'	5°26'05"	56.31'	S82°28'23"E
C152	31.42'	20.00'	90°00'00"	28.28'	S45°48'19"E
C153	85.13'	372.59'	13°05'30"	84.95'	N84°15'34"W
C154	31.42'	20.00'	90°00'00"	28.28'	S44°11'41"W
C155	25.68'	359.81'	4°05'19"	25.67'	S89°05'42"E

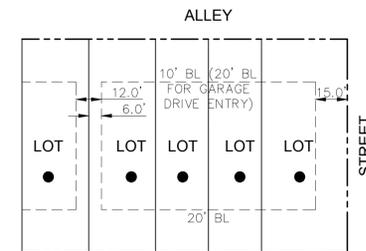
CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH	BEARING
C232	7.65'	20.00'	21°55'03"	7.60'	S89°40'40"E
C235	16.14'	400.00'	2°18'42"	16.14'	S77°33'47"E
C237	31.42'	20.00'	90°00'00"	28.28'	N56°16'52"E
C241	48.45'	335.27'	8°16'49"	48.41'	S02°25'18"W
C242	76.38'	430.00'	10°10'38"	76.28'	S05°16'43"W
C243	39.67'	370.00'	6°08'37"	39.65'	N87°44'01"W
C246	77.58'	400.00'	11°06'46"	77.46'	S84°16'31"E
C269	31.42'	20.00'	90°00'00"	28.28'	N56°16'52"E
C270	20.60'	415.38'	2°50'28"	20.60'	S80°17'33"E
C271	25.10'	328.95'	4°22'21"	25.10'	S83°47'02"E
C272	26.58'	336.33'	4°31'39"	26.57'	S87°43'54"E
C274	32.46'	486.26'	3°49'27"	32.45'	N87°45'30"E
C275	3.87'	215.66'	1°01'43"	3.87'	N84°58'58"E
C276	6.43'	650.21'	0°34'01"	6.43'	N85°15'15"E
C277	31.57'	325.35'	5°33'34"	31.56'	N88°36'15"E
C282	31.70'	435.58'	4°10'12"	31.69'	N83°29'10"W
C283	25.03'	436.61'	3°17'03"	25.02'	N87°20'40"W
C284	6.07'	460.45'	0°45'17"	6.07'	N89°26'24"W
C285	18.94'	373.59'	2°54'19"	18.94'	N88°21'53"W
C286	25.09'	351.78'	4°05'14"	25.09'	N85°00'02"W



TYPICAL CLUSTER HOME LOT
N.T.S.



TYPICAL PATIO HOME LOT
N.T.S.



TYPICAL TOWNHOME LOT
N.T.S.

PRELIMINARY PLAT
FRISCO SPRINGS
 114 SINGLE FAMILY (CLUSTER HOME) LOTS,
 58 PATIO HOME LOTS,
 164 TOWNHOME LOTS,
 24 H.O.A. LOTS,
 CITY LOT DEDICATION (17.411 ACRES)
 BEING 96.659 ACRES LOCATED IN THE
 WILLIAM ROGERS SURVEY, ABSTRACT NO. 780, HARDIN MOSS SURVEY,
 ABSTRACT NO. 635, JAMES T. HORN SURVEY, ABSTRACT NO. 418
 CITY OF FRISCO, COLLIN COUNTY, TEXAS
 PREPARATION DATE: OCTOBER 20, 2016
 CITY OF FRISCO PROJECT NO. PP16-0010

APPLICANT/OWNER
 GRBK FRISCO, LLC
 2805 N. DALLAS PARKWAY
 SUITE 400
 PLANO, TEXAS 75093
 PHONE: 469-573-6760
 CONTACT: JED DOLSON

SURVEYOR:
 STANTEC CONSULTING SERVICES, INC.
 5310 HARVEST HILL, SUITE 100
 DALLAS, TEXAS 75230
 PH: (972) 991-0011
 CONTACT: MICHAEL J. MURPHY, R.P.L.S.

OWNERS CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS GRBK FRISCO, LLC IS THE OWNER OF A 96.659 ACRE TRACT OF LAND SITUATED IN THE WILLIAM ROGERS SURVEY, ABSTRACT NUMBER 780, THE JAMES T. HORN SURVEY, ABSTRACT NUMBER 418, AND THE HARDIN MOSS SURVEY, ABSTRACT NUMBER 635, CITY OF FRISCO, COLLIN COUNTY, TEXAS, AND BEING ALL OF A CALLED 96.659 ACRE TRACT OF LAND DESCRIBED IN A SPECIAL WARRANTY DEED TO GRBK FRISCO, LLC, RECORDED IN INSTRUMENT NO. 20151231001632740, OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS (O.P.R.C.C.T.); SAID 96.659 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "ROOME" FOUND FOR THE SOUTHWEST CORNER OF SAID 96.659 ACRE TRACT OF LAND, SAME BEING THE POINT OF INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF ELDERADO PARKWAY (VARIABLE WIDTH PUBLIC RIGHT-OF-WAY) WITH THE EASTERLY RIGHT-OF-WAY LINE OF THE BURLINGTON NORTHERN AND SANTA FE RAILROAD (100-FOOT RIGHT-OF-WAY, VOLUME 121, PAGE 20, DEED RECORDS OF COLLIN COUNTY, TEXAS (D.R.C.C.T.));

THENCE, NORTH 11°16'52" EAST, ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID BURLINGTON NORTHERN AND SANTA FE RAILROAD, A DISTANCE OF 2,720.71 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC SET FOR THE NORTHWEST CORNER OF SAID 96.659 ACRE TRACT OF LAND AND BEING IN THE APPROXIMATE CENTERLINE OF PANTHER CREEK;

THENCE, ALONG THE APPROXIMATE CENTERLINE OF SAID PANTHER CREEK, THE FOLLOWING SEVENTEEN (17) CALLS:

- 1. SOUTH 73°34'07" EAST, A DISTANCE OF 145.06 FEET TO A POINT FOR CORNER;
- 2. SOUTH 07°19'32" EAST, A DISTANCE OF 211.94 FEET TO A POINT FOR CORNER;
- 3. SOUTH 55°39'02" EAST, A DISTANCE OF 128.30 FEET TO A POINT FOR CORNER;
- 4. SOUTH 87°46'09" EAST, A DISTANCE OF 57.18 FEET TO A POINT FOR CORNER;
- 5. NORTH 31°26'24" EAST, A DISTANCE OF 156.13 FEET TO A POINT FOR CORNER;
- 6. NORTH 15°15'36" EAST, A DISTANCE OF 175.26 FEET TO A POINT FOR CORNER;
- 7. NORTH 41°07'38" WEST, A DISTANCE OF 93.50 FEET TO A POINT FOR CORNER;
- 8. NORTH 64°06'31" WEST, A DISTANCE OF 83.68 FEET TO A POINT FOR CORNER;
- 9. NORTH 57°41'16" EAST, A DISTANCE OF 180.77 FEET TO A POINT FOR CORNER;
- 10. NORTH 76°02'17" EAST, A DISTANCE OF 547.50 FEET TO A POINT FOR CORNER;
- 11. NORTH 65°28'32" EAST, A DISTANCE OF 147.71 FEET TO A POINT FOR CORNER;
- 12. SOUTH 70°48'33" EAST, A DISTANCE OF 230.19 FEET TO A POINT FOR CORNER;
- 13. SOUTH 42°54'13" EAST, A DISTANCE OF 147.33 FEET TO A POINT FOR CORNER;
- 14. SOUTH 60°50'19" EAST, A DISTANCE OF 158.85 FEET TO A POINT FOR CORNER;
- 15. SOUTH 38°30'45" EAST, A DISTANCE OF 123.59 FEET TO A POINT FOR CORNER;
- 16. SOUTH 74°54'37" EAST, A DISTANCE OF 239.09 FEET TO A POINT FOR CORNER;
- 17. SOUTH 08°05'36" EAST, A DISTANCE OF 48.11 FEET TO A POINT FOR CORNER IN THE NORTHERLY LINE OF A CALLED 48.80 ACRE TRACT OF LAND DESCRIBED IN A WARRANTY DEED TO RIDGEVIEW WEST MEMORIAL PARK, INC., RECORDED IN INSTRUMENT NUMBER 96-0028427, O.P.R.C.C.T.;

THENCE, DEPARTING SAID PANTHER CREEK, ALONG THE COMMON LINE OF SAID 96.659 ACRE TRACT OF LAND AND SAID 48.80 ACRE TRACT OF LAND, THE FOLLOWING FIVE (5) CALLS:

- 1. SOUTH 89°02'19" WEST, A DISTANCE OF 706.08 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" SET FOR CORNER;
- 2. SOUTH 00°04'58" WEST, A DISTANCE OF 280.20 FEET TO A 1/2-INCH IRON ROD FOUND FOR CORNER;
- 3. SOUTH 78°36'32" WEST, A DISTANCE OF 221.76 FEET TO A 60D NAIL FOUND FOR CORNER;
- 4. SOUTH 00°04'13" EAST, A DISTANCE OF 523.11 FEET TO A POINT FOR CORNER AND FROM WHICH A 1/2-INCH IRON ROD WITH A RED PLASTIC CAP STAMPED "RPLS 4701" FOUND BEARS SOUTH 68°42'22" EAST, A DISTANCE OF 1.71 FEET;
- 5. SOUTH 87°56'02" EAST, A DISTANCE OF 217.00 FEET TO A 1/2-INCH IRON ROD FOUND FOR CORNER;
- 6. SOUTH 00°03'06" EAST, PARTWAY WITH THE APPROXIMATE CENTERLINE OF COUNTY ROAD 710 (PEACEFUL ROAD), A DISTANCE OF 1,195.31 FEET TO A 5/8-INCH IRON ROD SET WITH YELLOW PLASTIC CAP STAMPED "STANTEC" SET FOR CORNER IN THE WEST TERMINUS LINE OF SANCTUARY DRIVE (60-FOOT PUBLIC RIGHT-OF-WAY, VOLUME 4862, PAGE 1092, D.R.C.C.T.; CABINET N, PAGE 576, PLAT RECORDS OF COLLIN COUNTY, TEXAS (P.R.C.C.T.));

THENCE, SOUTH 88°30'31" WEST, ALONG THE COMMON LINE OF SAID 96.659 ACRE TRACT OF LAND AND SAID SANCTUARY DRIVE, PASSING AT A DISTANCE OF 33.92 FEET A 1/2-INCH IRON ROD WITH A YELLOW PLASTIC CAP (ILLEGIBLE) FOUND FOR AN ANGLE POINT IN THE NORTHERLY LINE OF LOT 1R, BLOCK A, OF SAINT FRANCIS OF ASSISI, AN ADDITION TO THE CITY OF FRISCO, COLLIN COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1010, PAGE 16, P.R.C.C.T., CONTINUING ON SAID COURSE ALONG THE COMMON LINE OF SAID 96.659 ACRE TRACT OF LAND AND SAID LOT 1R, BLOCK A, IN ALL A TOTAL DISTANCE OF 86.10 FEET TO A 1/2-INCH IRON ROD FOUND FOR CORNER;

THENCE, SOUTH 00°48'19" EAST, CONTINUING ALONG THE COMMON LINE OF SAID 96.659 ACRE TRACT OF LAND AND SAID LOT 1R, BLOCK A, A DISTANCE OF 648.62 FEET TO A 1/2-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "#3700" FOUND FOR THE SOUTHEAST CORNER OF SAID 96.659 ACRE TRACT OF LAND, SAME BEING THE SOUTHWEST CORNER OF SAID LOT 1R, BLOCK A, AND IN THE NORTHERLY RIGHT-OF-WAY LINE OF SAID ELDERADO PARKWAY;

THENCE, ALONG THE COMMON LINE OF SAID 96.659 ACRE TRACT OF LAND AND SAID ELDERADO PARKWAY, THE FOLLOWING FOUR (4) CALLS:

- 1. NORTH 88°50'46" WEST, A DISTANCE OF 487.03 FEET TO A 1/2-INCH IRON ROD WITH A YELLOW PLASTIC CAP (ILLEGIBLE) FOUND FOR CORNER;
- 2. NORTH 85°56'24" WEST, A DISTANCE OF 394.46 FEET TO A 1/2-INCH IRON ROD WITH A YELLOW PLASTIC CAP (ILLEGIBLE) FOUND FOR CORNER;
- 3. NORTH 81°19'27" WEST, A DISTANCE OF 315.00 FEET TO A 5/8-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "STANTEC" FOUND FOR CORNER;
- 4. NORTH 82°55'38" WEST, A DISTANCE OF 433.35 FEET TO THE POINT OF BEGINNING;

CONTAINING A COMPUTED 96.659 ACRES OR 4,210,485 SQUARE FEET OF LAND.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT GRBK FRISCO, LLC, ACTING HEREIN BY AND THROUGH THEIR DULY AUTHORIZED OFFICER, DO HEREBY CERTIFY AND ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS FRISCO SPRINGS AN ADDITION TO THE CITY OF FRISCO AND DOES HEREBY DEDICATE TO THE PUBLIC USE FOREVER, THE STREETS AND ALLEYS SHOWN THEREON. GRBK FRISCO, LLC DOES HEREBY CERTIFY TO 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.

DRAINAGE EASEMENT

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 EASEMENT" SHALL REMAIN UNIMPROVED AT ALL TIMES AND BE MAINTAINED BY THE OWNERS OF THE LOT OR LOTS THAT ARE TRAVERSED BY, OR ADJACENT TO THE SAID DRAINAGE EASEMENT. THE AREA WITHIN THE DRAINAGE EASEMENT IS SUBJECT TO STORM WATER OVERFLOW AND BANK EROSION TO AN EXTENT THAT CANNOT BE DEFINED. THE CITY SHALL NOT BE HELD LIABLE FOR ANY DAMAGES OR ANY NATURE RESULTING FROM THE OCCURRENCE OF THESE NATURAL PHENOMENA. THE CITY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF THE DRAINAGE EASEMENT OR FOR ANY DAMAGE TO PRIVATE PROPERTY OR PERSON THAT RESULTS FROM THE FLOW OF WATER WITHIN THE DRAINAGE EASEMENT. NO OBSTRUCTION TO THE NATURAL FLOW OF STORM WATER SHALL BE PERMITTED BY CONSTRUCTION OF ANY TYPE WITHIN THE DRAINAGE EASEMENT UNLESS APPROVED BY THE DIRECTOR OF ENGINEERING SERVICES. EACH PROPERTY OWNER SHALL KEEP THE PORTION OF THE DRAINAGE EASEMENT TRAVERSING OR ADJACENT TO HIS PROPERTY CLEAN AND FREE OF DEBRIS, SILT, AND ANY MATERIALS THAT 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. PROVIDED, HOWEVER, IT IS UNDERSTOOD THAT IN THE EVENT IT BECOMES NECESSARY FOR THE CITY OF FRISCO TO ERRECT OR CONSIDER ERRECTING ANY TYPE OF DRAINAGE STRUCTURE IN ORDER TO IMPROVE THE STORM DRAINAGE THAT MAY BE OCCASIONED BY STREETS AND ALLEYS IN OR ADJACENT TO THE SUBDIVISION, THEN IN SUCH EVENT, THE CITY SHALL HAVE THE RIGHT TO ENTER UPON THE DRAINAGE EASEMENT AT ANY POINT, OR POINTS, TO INVESTIGATE, SURVEY OR TO ERRECT, CONSTRUCT AND MAINTAIN ANY DRAINAGE FACILITY DEEMED NECESSARY FOR DRAINAGE PURPOSES. THE NATURAL DRAINAGE THROUGH THE DRAINAGE EASEMENT, AS IN THE CASE OF ALL NATURAL CHANNELS, ARE SUBJECT TO STORM WATER OVERFLOW AND NATURAL BANK EROSION TO AN EXTENT WHICH CANNOT BE DEFINITELY DEFINED. BUILDING AREAS OUTSIDE THE DRAINAGE EASEMENT LINE SHALL BE FILLED TO A MINIMUM ELEVATION AS SHOWN ON THE PLAT. THE MINIMUM FLOOR ELEVATION FOR EACH LOT SHALL BE AS SHOWN ON THE PLAT.

By: GRBK FRISCO, LLC

By: _____
NAME: _____
TITLE: _____

STATE OF TEXAS §
COUNTY OF _____ §

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 PURPOSE 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

GENERAL NOTES

- 1. BEARINGS AND COORDINATES SHOWN HEREON ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM (NORTH CENTRAL ZONE, NAD 83) BASED ON LEICA GEOSYSTEMS NORTH TEXAS SMARTNET NETWORK, DISTANCES ADJUSTED TO SURFACE USING AN AVERAGE COMBINED SCALE FACTOR OF 0.999947313.
- 2. 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.
- 3. ALL CORNERS ARE 5/8-INCH IRON RODS WITH YELLOW PLASTIC CAP STAMPED "STANTEC" SET UNLESS OTHERWISE NOTED.
- 4. 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 PRELUDE THE PLANTING OF STREET TREES.
- 5. THE FOLLOWING H.O.A. LOTS ARE COMMON AREA LOTS TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION (H.O.A.) AND ARE TO BE USED FOR LANDSCAPING PURPOSES AND MAY CONTAIN COMMUNITY AMENITIES.
BLOCK A, LOT 15
BLOCK B, LOT 8, 9 & 10
BLOCK C, LOT 20
BLOCK D, LOT 14 & 15
BLOCK E, LOT 17
BLOCK F, LOT 9 & 10
BLOCK G, LOT 15
BLOCK H, LOT 10 & 11
BLOCK I, LOT 22 & 23
BLOCK J, LOT 15
BLOCK K, LOT 13
BLOCK L, LOT 20 & 21
BLOCK M, LOT 11
BLOCK N, LOT 26
BLOCK O, LOT 18 & 19
BLOCK P, LOT 17
- 6. TRAIL ALIGNMENT SHOWN IS FOR PLATTING PURPOSES ONLY. FINAL TRAIL ALIGNMENT WILL BE STAKED IN THE FIELD, AND MUST APPROVED BY THE PARKS AND RECREATION DEPARTMENT PRIOR TO CONSTRUCTION OF THE TRAIL.
- 7. WHERE ALLEYS ARE PROVIDED, ALL DRIVEWAYS SHALL ACCESS THE ALLEYS; NO DRIVEWAYS MAY ACCESS STREETS.
- 8. DEVELOPMENT STANDARDS OF THIS PLAT SHALL COMPLY WITH PD-2 WHERE APPLICABLE AND ZONING ORDINANCE 11-04-09 AS AMENDED.
- 9. WHERE A "J-SHING" GARAGE IS NOT UTILIZED, THE FACE OF THE GARAGE SHALL BE SET BACK A MINIMUM OF 25 FEET FROM THE FRONT PROPERTY LINE.
- 10. THE REQUIRED HOA LANDSCAPE EDGE ALONG ELDERADO PARKWAY SHALL NOT BE ENCUMBERED BY ANY UTILITIES.
- 11. LIVING SCREENING IS REQUIRED ALONG THE RAILROAD TRACKS AND WITHIN THE 100' RAILROAD BUFFER SETBACK.
- 12. ANY EXPOSED CONCRETE ON RETAINING WALLS, HEADWALLS AND THE LIKE SHALL HAVE A MASONRY (BRICK OR NATURAL STONE) VENEER.
- 13. THE P.W.M.E'S (PRIVATE WALL MAINTENANCE EASEMENTS) ARE OWNED AND MAINTAINED BY THE HOA.
- 14. NO FENCES WILL BE BUILT ON THE TOWNHOME LOTS. SHOULD THERE BE FENCES PROPOSED IN THE FUTURE, THEY SHALL BE OPEN FENCING.

FLOOD STATEMENT

BY GRAPHIC PLOTTING ONLY, A PORTION LIES WITHIN ZONE "AE" DEFINED AS "SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD (BASE FLOOD ELEVATIONS DETERMINED)". A PORTION LIES WITHIN ZONE "X" SHADED DEFINED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD, AND A PORTION LIES WITHIN ZONE "X" UNSHADED DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN" AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S LETTER OF MAP REVISIONS (LOMR) CASE NO. 15-06-1583P WITH AN EFFECTIVE DATE OF MARCH 21, 2016 FOR THE FLOOD INSURANCE RATE MAP NO. 48085C0265J, DATED JUNE 2, 2009, FOR COLLIN COUNTY, TEXAS AND INCORPORATED AREAS. IF THIS SITE IS NOT WITHIN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA, THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

SURVEYORS CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

THAT I, MICHAEL J. MURPHY, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, 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 _____, 2016.

MICHAEL J. MURPHY, R.P.L.S.
TEXAS REGISTRATION NO. 5724
BURY-DFW, INC.
5310 HARVEST HILL ROAD, SUITE 100
DALLAS, TEXAS 75230
PH: (972) 991-0011

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED MICHAEL J. MURPHY, 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 PURPOSE 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

Preliminary
This document shall not be recorded for any purpose.
For Review Purposes Only
Michael J. Murphy, R.P.L.S.
Registration No. 5724
October 20, 2016

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

**PRELIMINARY PLAT
FRISCO SPRINGS**
114 SINGLE FAMILY (CLUSTER HOME) LOTS,
58 PATIO HOME LOTS,
164 TOWNHOME LOTS,
24 H.O.A. LOTS,
CITY LOT DEDICATION (17.411 ACRES)
BEING 96.659 ACRES LOCATED IN THE WILLIAM ROGERS SURVEY, ABSTRACT NO. 780, HARDIN MOSS SURVEY, ABSTRACT NO. 635, JAMES T. HORN SURVEY, ABSTRACT NO. 418 CITY OF FRISCO, COLLIN COUNTY, TEXAS

PREPARATION DATE: OCTOBER 20, 2016
CITY OF FRISCO PROJECT NO. PP16-0010

PAGE 7 OF 7

APPLICANT/OWNER
GRBK FRISCO, LLC
2805 N. DALLAS PARKWAY
SUITE 400
PLANO, TEXAS 75093
PHONE: 469-573-6760
CONTACT: JED DOLSON

SURVEYOR:
STANTEC CONSULTING SERVICES, INC.
5310 HARVEST HILL, SUITE 100
DALLAS, TEXAS 75230
PH: (972) 991-0011
CONTACT: MICHAEL J. MURPHY, R.P.L.S.