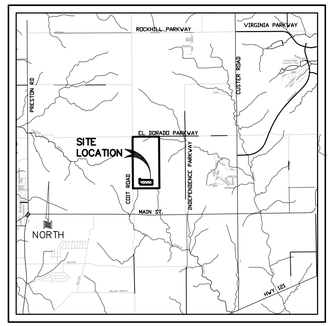

LOCATION MAP
NOT TO SCALE

GRAPHIC SCALE
60 30 0 60 180
(IN FEET)
1 inch = 60 ft.

LOT LINE TABLE		
LINE	BEARING	LENGTH
T1	S45°24'43"E	14.14'
T2	S44°35'17"W	14.14'
T3	N44°35'17"E	14.14'
T4	S45°24'43"E	14.14'
T5	N44°35'17"E	14.14'
T6	S45°24'43"E	14.14'
T7	S44°35'17"W	14.14'
T8	S45°24'43"E	14.14'

TYPICAL LOT DETAIL
FOR SF-7
(FRONT ENTRY)

LEGEND

SSE = SANITARY SEWER EASEMENT
SWE = SIDEWALK EASEMENT
BL = BUILDING LINE
AUDE = ACCESS, UTILITY AND DRAINAGE EASEMENT
HOA = HOME OWNERS ASSOCIATION
IRF = IRON ROD FOUND
UE = UTILITY EASEMENT
<CM> = CONTROL MONUMENT
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
⊙ = 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

NOTES

1. THIS PROPERTY IS SUBJECT TO A DEVELOPMENT AGREEMENT (DOC. NO. 2004-0026003) DATED APRIL 2002 BETWEEN THE CITY OF FRISCO AND J. BAXTER BRINKMANN.
   1.1. PER SECTION 2.02 OF SAID AGREEMENT, GATED AREAS ARE ALLOWED IN ACCORDANCE WITH ORDINANCE 16-06-47, FRISCO PROJECT NUMBER SUP16-0009.
2. 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.
3. LOT 2X BLOCK F SHALL BE A HOA LOT OWNED AND MAINTAINED BY THE HOA. SCREENING WALLS LOCATED WITHIN THE 5' PRIVATE WALL AND WALL MAINTENANCE EASEMENTS SHALL BE OWNED AND MAINTAINED BY THE HOA.
4. ALL LOT CORNERS ARE 1/2" IRON RODS SET WITH A YELLOW PLASTIC CAP STAMPED "DAA" UNLESS OTHERWISE NOTED.
5. "X" CUTS SET IN CONCRETE STREET PAVING AT ALL INTERSECTION AND POINTS OF CURVATURE.
6. ACCORDING TO THE 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.
7. BASIS OF BEARINGS DERIVED FROM THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD83, NORTH CENTRAL ZONE (4202) WITH BERAING AND DISTANCE BETWEEN <CM1> AND <CM2> OF S83°41'17"E 1,434.87'.
8. 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.
9. 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.
10. FOR THE REDUCTION OF THE FRONT SETBACK WITH REQUIRED STREET TREES REFER TO SECTION 4.07.02(J) OF ZONING ORDINANCE 11-04-09.
11. ALL LOTS SHALL BE DEVELOPED AT SF-7.

REVISED: NOVEMBER 02, 2016

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

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: 10077800
CONTACT : COLIN HELFFRICH, P.E.

DOCUMENT NO.

14052-04

FINAL PLAT
CITY PROJECT NO. FP16-0081
LEXINGTON
PHASE FOUR

75 SINGLE FAMILY-SF-7 LOTS
1 HOME OWNERS ASSOCIATION LOT
AND 1 PRIVATE STREET LOT
16.877 ACRES

AN ADDITION TO THE CITY OF FRISCO
J.W. COX SURVEY ~ ABSTRACT NO. 160

COLLIN COUNTY, TEXAS
NOVEMBER 2016 SCALE: 1"=60'

Y:\14052\14052-04FP.dwg, FP, 11/2/2016 5:54:42 PM, chelffrich, Dowdey, Anderson & Associates, Inc., CH

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS, BLUEBONNET BR DEVELOPMENT, LLC is the owner of a 16.877 acre tract of land situated in the J.W. COX SURVEY, ABSTRACT NO. 160, Collin County, Texas and being part of a tract of land conveyed to Bluebonnet BR Development LLC, according to the document filed of record in Document Number 20160330000373670, 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 for the southwest corner of Lot 4 Block B, Lexington Phase 2, according to the document filed of record in Cabinet 2016 Page 585, Map Records, Collin County, Texas, in the most westerly east line of a tract of land conveyed to Brinkman Ranches of Collin County, LP, according to the document filed of record in Volume 6067, Page 1293, Deed Records, Collin County, Texas;

THENCE North 89° 35' 17" East, a distance of 105.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" found for the southeast corner of said Lot 4, said iron rod being in the west line of Cavalcade Drive a 60 foot right-of-way;

THENCE South 00 ° 24' 43" East, with said west line, a distance of 123.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA," found for the southerly southwest corner of the above mentioned Phase 2;

THENCE North 89° 35' 17" East, with the south line of said Phase 2, a distance of 1,260.00 feet to a found 1/2 inch iron rod with a yellow plastic cap stamped "DAA" found for the southeast corner of Lot 17, Block G, of said Phase 2, same being the west line of Lucky Debonair Lane a 60 foot right-of-way;

THENCE South 00° 24' 43" East, with said west line, a distance of 45.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" found for a corner;

THENCE North 89° 35' 17" East, a distance of 60.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA," found for a corner in the east line of said Lucky Debonair Lane;

THENCE South 00° 24' 43" East with said east line, a distance of 475.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA," found in the east line of said Lucky Debonair Lane;

THENCE South 89° 35' 17" West, a distance of 1,320.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for a corner;

THENCE North 00° 24' 43" West, a distance of 153.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for a corner;

THENCE South 89° 35' 17" West, a distance of 105.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA," set for corner in the above mentioned common line of said Bluebonnet BR Development, LLC tract recorded in Document Number 20160330000373670, and the above mentioned Brinkmann Ranches of Collin County, LP tract;

THENCE North 00° 24' 43" West, with said common line, a distance of 490.00 feet to the POINT OF BEGINNING and containing 16.877 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT BLUEBONNET BR DEVELOPMENT, LLC, a Texas limited liability company, acting herein by and through its duly authorized officers, does hereby certify and adopt this plat designating the hereinabove described property as LEXINGTON PHASE TWO, 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 leasees, 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 Home Owner's 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 same 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 owner's 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 leasees, 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 it's 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 impede 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 BLUEBONNET BR 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 BLUEBONNET BR 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 the _____ day of _____, 2016.

Bluebonnet BR Development, LLC,
a Texas limited liability company

_____
By: John R. Landon, Manager

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 John R. Landon, Manager of Bluebonnet BR Development, LLC, 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 property 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 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. FP16-0081
LEXINGTON
PHASE FOUR

75 SINGLE FAMILY-SF-7 LOTS
1 HOME OWNERS ASSOCIATION LOT
AND 1 PRIVATE STREET LOT
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DOCUMENT NO.

REVISED: NOVEMBER 02, 2016

14052-04

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