

- LEGEND**
- B.L. BUILDING LINE
  - C.M. CONTROLLING MONUMENTS
  - D.E. DRAINAGE EASEMENTS
  - H.O.A. HOMEOWNERS' ASSOCIATION
  - R.O.W. RIGHT OF WAY
  - S.W.E. SIDEWALK EASEMENT
  - P.W.M.E. PRIVATE WALL MAINTENANCE EASEMENT
  - U.E. UTILITY EASEMENT
  - FENCING RESTRICTIONS APPLY TO THIS LOT (SEE THE PD-202 AND ZONING ORDINANCES)
  - STREET NAME CHANGE

**LINE TABLE**

LINE NO.	BEARING	DISTANCE
1.	N 44° 41' 28" E	14.13'
2.	S 45° 18' 32" E	14.15'
3.	N 45° 18' 32" E	21.23'

**CURVE TABLE**

CURVE NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	BEARING
1.	23° 20' 23"	63.00'	25.66'	13.01'	25.49'	N65° 06' 52" E
2.	23° 20' 23"	63.00'	25.66'	13.01'	25.49'	N65° 39' 50" W
3.	178° 53' 16"	60.00'	181.05'	965.48'	119.77'	N44° 41' 28" E

- NOTES:**
- BEARINGS ARE REFERENCED TO A TRACT OF LAND, DEEDED TO PCR LAND COMPANY, AS DESCRIBED IN DEED 2008-119029, IN THE DEED RECORDS OF DENTON COUNTY, TEXAS.
  - 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 UTILITY AND BUILDING PERMITS.
  - ZONING: PD-202-SF-7. LOTS DEVELOPED AT SF-8.5 STANDARDS. DEVELOPMENT SHALL COMPLY WITH ZONING ORDINANCE NO. 11-04-09 AND PLANNED DEVELOPMENT-202.
  - ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 4812C0440G DATED APRIL 18, 2011 PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FOR DENTON COUNTY, TEXAS, THIS PROPERTY IS WITHIN ZONE X.
  - FRONT ENTRY GARAGES SHALL UTILIZE A FIVE-FOOT (5') SETBACK FROM THE GARAGE TO THE FRONT OF THE BUILDING FACADE OR A MINIMUM OF 25-FEET FROM THE PROPERTY LINE. DRIVEWAY PAVEMENT AND GARAGE DOOR TREATMENT SHALL COMPLY WITH PD-202.
  - THERE ARE NO PROTECTED TREES ON THIS SITE.
  - 1/2" IRON RODS WITH "CORWIN ENGR INC." SET AT ALL BOUNDARY CORNERS, BLOCK CORNERS, POINTS OF CURVATURE, POINTS OF TANGENCY, AND ANGLE POINTS IN PUBLIC RIGHT-OF-WAY UNLESS OTHERWISE NOTED.
  - 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.
  - ALL FENCING SHALL COMPLY WITH THE PD-202 ZONING REQUIREMENTS.

STATE OF TEXAS  
COUNTY OF DENTON

WHEREAS, CALATLANTIC HOMES OF TEXAS, INC., is the owner of a tract of land situated in the William Powell Survey, Abstract No. 1011, in the City of Frisco, Denton County, Texas, being all of a 11.143 acre tract, as described in Clerks File No. 2015-149842 in the Deed Records of Denton County, Texas, and being more particularly described as follows:

BEGINNING, at a 1/2 inch iron rod found at the most easterly southeast corner of Phillips Creek Ranch Phase 4, an addition to the City of Frisco, as recorded in Doc. No. 2015-357, in the Plat Records of Denton County, Texas, being in the west line of Wynngate, an addition to the City of Frisco, as described in Cob. W. Pg. 696 in said Plat Records;

THENCE, South 00° 20' 36" East, along the west line of said Wynngate, at 615.78 feet, passing the southwest corner of said Wynngate and being the northwest corner of Pearson Farms Phase 2, an addition to the City of Frisco, as described in Cob. W. Pg. 997, in said Plat Records and continuing for a total distance of 715.92 feet, to a 1/2 inch iron rod found, at the northeast corner of a 12.418 acre tract, as described in Doc. No. 2015-149842 in said Deed Records;

THENCE, South 89° 43' 31" West, departing said west line and along the north line of said 12.481 acre tract, for a distance of 773.65 feet, to a 1/2 inch iron rod found at the northwest corner of said 12.481 acre tract, being in the east line of Phillips Creek Ranch Phase 3, an addition to the City of Frisco, as described in Doc. No. 2013-125, in said Plat Records, being on a curve to the left, having a radius of 985.00 feet, a central angle of 03° 20' 20", and a tangent of 28.71 feet;

THENCE, along the east line of said Phillips Creek Ranch Phase 3 and with said curve to the left for an arc distance of 57.40 feet (Chord Bearing North 01° 23' 41" East - 57.39 feet), to a 1/2 inch iron rod found at the point of tangency;

THENCE, North 00° 16' 29" West, continuing along said east line, for a distance of 56.14 feet, to a 1/2 inch iron rod found on a non-tangent curve to the right, having a radius of 63.00 feet, a central angle of 23° 20' 23", and a tangent of 13.01 feet;

THENCE, continuing along said east line and with said curve to the right for an arc distance of 25.66 feet (Chord Bearing North 65° 06' 52" East - 25.49 feet), to a 1/2 inch iron rod found;

THENCE, North 00° 16' 29" West, continuing along said east line, for a distance of 61.76 feet, to a 1/2 inch iron rod found on a non-tangent curve to the right, having a radius of 63.00 feet, a central angle of 23° 20' 23", and a tangent of 13.01 feet;

THENCE, continuing along said east line and with said curve to the right for an arc distance of 25.66 feet (Chord Bearing North 65° 30' 50" West - 25.49 feet);

THENCE, North 00° 16' 29" West, continuing along said east line, for a distance of 288.51 feet, to a 1/2 inch iron rod found;

THENCE, South 89° 43' 31" West, continuing along said east line, for a distance of 15.00 feet, to a 1/2 inch iron rod found;

THENCE, North 45° 16' 29" West, continuing along said east line, for a distance of 14.14 feet, to a 1/2 inch iron rod found;

THENCE, North 00° 16' 29" West, continuing along said east line, at 15.00 feet, passing the north most northerly northeast corner of said Phillips Creek Ranch Phase 3 being in the south line of said Phillips Creek Ranch Phase 4, for a total distance of 115.00 feet, to a 1/2 inch iron rod found;

THENCE, North 89° 43' 31" East, along the south line of said Phillips Creek Ranch Phase 4, for a distance of 671.25 feet, to a 1/2 inch iron rod found;

THENCE, North 00° 20' 36" West, continuing along said south line, for a distance of 105.77 feet, to a 1/2 inch iron rod found;

THENCE, North 89° 39' 24" East, continuing along said south line, for a distance of 125.00 feet, to the POINT OF BEGINNING and containing 11.143 acres of land.

**SURVEYOR'S CERTIFICATE**

KNOW ALL MEN BY THESE PRESENTS that I, WARREN L. CORWIN, 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.

WARREN L. CORWIN  
R.P.L.S. No. 4621

THE 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 WARREN L. CORWIN, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed same for the purpose and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal of office, this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

NOTARY PUBLIC, STATE OF TEXAS

OWNERS CERTIFICATE  
STATE OF TEXAS §  
COUNTY OF DENTON §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT CALATLANTIC HOMES OF TEXAS, INC., acting herein by and through its duly authorized officers, does hereby certify and adopt this plat designating the herein above described property as PHILLIPS CREEK RANCH RIVERTON, PHASE 5 an addition to the City of Frisco, and does hereby dedicate to the public use forever, the streets and alleys shown thereon. CALATLANTIC HOMES OF TEXAS, INC., does herein certify the following:

- The streets and alleys are dedicated in fee simple for street and alley purposes.
- All public improvements and dedications shall be free and clear of all debt, liens, and/or encumbrances.
- 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.
- 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.
- The City of Frisco is not responsible for replacing any improvements in, under, or over any easements caused by maintenance or repair.
- Utility easements may also be used for the mutual use and accommodation of 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.
- The City of Frisco and public utilities shall at all times 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.
- 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 construction, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity of any time procuring permission from anyone.
- All modifications to this document shall be by means of plat and approved by the City of Frisco.

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

WITNESS, my hand this the \_\_\_\_\_ day of \_\_\_\_\_, 2016.

CALATLANTIC HOMES OF TEXAS, INC.

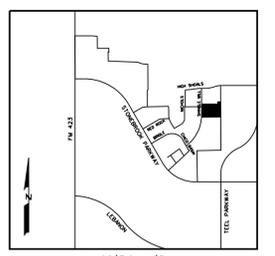
Chip Boyd  
Vice President-Land Development

STATE OF TEXAS §  
COUNTY OF \_\_\_\_\_ §

Before me, the undersigned, a Notary Public in and for said County and State, on this day personally appeared TONY RUGGERI, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he executed same for the purpose and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal of office, this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

Notary Public in and for the State of Texas



FINAL PLAT  
OF

**PHILLIPS CREEK RANCH  
RIVERTON, PHASE 5**

OUT OF THE  
WILLIAM POWELL SURVEY, ABSTRACT NO. 1011

IN THE  
CITY OF FRISCO  
DENTON COUNTY, TEXAS  
39 - SINGLE FAMILY-8.5 RESIDENTIAL LOTS  
TOTAL 11.143 ACRES  
DENSITY: 3.5 units per acres

CITY PROJECT NO. FP16-0083

**OWNER**  
CALATLANTIC HOMES OF TEXAS, INC.  
2600 NETWORK BLVD., SUITE 600  
FRISCO, TEXAS 75034  
469-731-3100  
CHIP BOYD

**PREPARED BY**  
CORWIN ENGINEERING, INC.  
200 W. BELMONT, SUITE E  
ALLEN, TEXAS 75013  
972-396-1200  
WARREN CORWIN

OCTOBER 2016 SCALE: 1"=100'