

AN ORDINANCE OF THE CITY OF FRISCO, TEXAS, AMENDING ORDINANCE NO. 05-10-87 AND FRISCO'S ZONING ORDINANCE NO. 11-04-09, REZONING A TRACT OF LAND CONSISTING OF 17.065 ACRES OF LAND, MORE OR LESS, SITUATED IN THE CRAIN & WARREN SURVEY, ABSTRACT NO. 229, THE CITY OF FRISCO, DENTON COUNTY, TEXAS, HERETOFORE ZONED PLANNED DEVELOPMENT-40-OFFICE-2/COMMERCIAL-1/COMMERCIAL-2/RETAIL/INDUSTRIAL (PD-40-O-2/C-1/C-2/R/I) IS HEREBY REZONED AND PLACED IN THE ZONING CLASSIFICATION OF PLANNED DEVELOPMENT-SINGLE FAMILY-7 (PD-SF-7); DESCRIBING THE TRACT TO BE REZONED; PROVIDING FOR A PENALTY FOR THE VIOLATION OF THIS ORDINANCE; PROVIDING FOR REPEALING, SAVINGS AND SEVERABILITY CLAUSES; PROVIDING FOR AN EFFECTIVE DATE OF THIS ORDINANCE; AND PROVIDING FOR THE PUBLICATION OF THE CAPTION HEREOF.

WHEREAS, the City Council of the City of Frisco, Texas ("City Council") has investigated and determined that the City of Frisco, Texas ("Frisco") Ordinance No. 05-10-87 should be amended and Zoning Ordinance No. 11-04-09 should be amended; and

WHEREAS, Grand Seville, L.P. ("Applicant") initiated a request to rezone 17.065 acres of land, more or less, situated in the Crain & Warren Survey, Abstract No. 229, City of Frisco, Denton County, Texas, and being more particularly described in **Exhibit "A"**, attached hereto and incorporated herein for all purposes; and

WHEREAS, the City Council has investigated into and determined that the facts contained in the request are true and correct; and

WHEREAS, all legal notices required for rezoning have been given in the manner and form set forth by law, and public hearings have been held on the proposed rezoning and all other requirements of notice and completion of such zoning procedures have been fulfilled; and

WHEREAS, the City Council has further investigated into and determined that it will be advantageous and beneficial to Frisco and its inhabitants to rezone this property as set forth below.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FRISCO, TEXAS:

SECTION 1: Findings Incorporated. The findings set forth above are incorporated into the body of this Ordinance as if fully set forth herein.

SECTION 2: Amendments to Ordinance No. 05-10-87 and to the Zoning Ordinance No. 11-04-09. Ordinance No. 05-10-87 and Zoning Ordinance No. 11-04-09 are hereby amended as follows: The zoning designation of the below-described property containing 17.065 acres of land, more or less, situated in the Crain & Warren Survey, Abstract No. 229, City of Frisco, Denton County, Texas, (the “Property”) and all streets, roads and alleyways contiguous and/or adjacent thereto are hereby rezoned as Planned Development-Single Family-7. The Property as a whole and the boundaries are more particularly described in **Exhibit “A”**, attached hereto and incorporated herein for all purposes as if set forth verbatim. The general location of the Property is depicted on **Exhibit “A-1”**, attached hereto and incorporated herein for all purposes as if set forth verbatim.

The development plans, standards, uses and schedules of the property shall conform to, and comply with the planned development standards, attached hereto as **Exhibit “B”**; the open space exhibit, attached hereto as **Exhibit “C-1”** and **Exhibit “C-2”**; and the subdivision lot layout, attached hereto as **Exhibit “D”**, all of which are incorporated herein as if set forth verbatim. Except as amended by this Ordinance the development of the Property must comply with the requirements of all ordinances, rules and regulations of Frisco, as they currently exist or may be amended.

SECTION 3: No Vested Interest/Repeal. No developer or property owner shall acquire any vested interest in this Ordinance or in any other specific regulations contained herein. Any portion of this Ordinance may be repealed by the City Council in the manner provided for by law.

SECTION 4: Unlawful Use of Premises. It shall be unlawful for any person, firm, entity or corporation to make use of said premises in some manner other than as authorized by this Ordinance, and it shall be unlawful for any person, firm, entity or corporation to construct on

said premises any building that is not in conformity with the permissible uses under this zoning Ordinance.

SECTION 5: Penalty. Any person, firm, corporation or entity violating this Ordinance or any provision of Ordinance No. 05-10-87 or Zoning Ordinance No. 11-04-09, as they exist or may be amended, shall be deemed guilty of a misdemeanor, and upon conviction thereof, shall be fined a sum not exceeding Two Thousand Dollars (\$2,000.00). Each continuing day's violation under this Ordinance shall constitute a separate offense. The penal provisions imposed under this Ordinance shall not preclude Frisco from filing suit to enjoin the violation. Frisco retains all legal rights and remedies available to it pursuant to local, state and federal law.

SECTION 6: Severability. Should any section, subsection, sentence, clause or phrase of this Ordinance be declared unconstitutional or invalid by a court of competent jurisdiction, it is expressly provided that any and all remaining portions of this Ordinance shall remain in full force and effect. Frisco hereby declares that it would have passed this Ordinance, and each section, subsection, clause or phrase thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses and phrases be declared unconstitutional or invalid.

SECTION 7: Savings/Repealing Clause. Ordinance No. 05-10-87 and Zoning Ordinance No. 11-04-09 shall remain in full force and effect, save and except as amended by this or any other Ordinance. All provisions of any ordinance in conflict with this Ordinance are hereby repealed to the extent they are in conflict; but such repeal shall not abate any pending prosecution for violation of the repealed ordinance, nor shall the repeal prevent a prosecution from being commenced for any violation if occurring prior to the repeal of the ordinance. Any remaining portions of said ordinances shall remain in full force and effect.

SECTION 8: Effective Date. This Ordinance shall become effective from and after its adoption and publication as required by law and the Frisco City Charter.

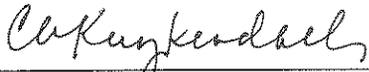
DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF FRISCO, TEXAS on this 15th day of January, 2013.

MAHER MASO, Mayor

**ATTESTED TO AND
CORRECTLY RECORDED BY:**

Jenny Page, City Secretary

APPROVED AS TO FORM:



Abernathy, Roeder, Boyd & Joplin, P.C.
Courtney A. Kuykendall, City Attorneys

DATES OF PUBLICATION: _____, Frisco Enterprise

Exhibit "A"
(Page 1 of 4)
Z12-0023

METES AND BOUNDS DESCRIPTION

Planned Development-40

BEING a tract of land situated in the Crain & Warren Survey, Abstract No. 229, W. Powell Survey, Abstract No. 1011 and the J. Morrell Survey, Abstract No. 864, City of Frisco, Denton County, Texas, the subject tract being all of Platinum Business Park, Lots 1 and 2, recorded in Cabinet V, Page 797 of the Plat Records, Denton County, Texas (PRDCT), part of that certain tract described in deed to Charter FL, LP, recorded in Doc. No. 2009-65887, Official Public Records, Denton County, Texas (OPRDCT), that certain tract described in deed to Graham Mortgage Corp., recorded in Doc. No. 2009-53984 OPRDCT, and being all of Lots 3 & 4, Block 1, North Dallas Jetport, Phase I, recorded in Cabinet F, Page 190 PRDCT, all of Lot 4, Block A, Platinum Business Park, recorded in Cabinet Y, Page 575 PRDCT, all of Lot 3, Block A, Platinum Business Park, recorded in Doc. No. 2010-26 PRDCT, the subject tract being more particularly described as follows;

BEGINNING at the northeast corner of Lot 1 and on the south line of Main Street (a variable width right-of-way);

THENCE S 00°03'35" E, 2099.42 feet along the east line of Lot 1 and the west line of those certain tracts described in deed to Prime Development Partners, recorded in Doc. No. 2010-14607 OPRDCT, and Legacy Platinum Partners, LP, recorded in Doc. No. 2004-24033 OPRDCT;

THENCE S 89°54'27" E, 585.97 feet along the common line thereof, and being along the north line of said Graham Mortgage tract, to the center of Legacy Drive;

THENCE S 00°09'59" W, along Legacy Drive, passing the east line thereof, continuing a total distance of 3777.00 feet to the southeast corner of Lot 2, Platinum Business Park;

THENCE S 89°30'04" W, 996.83 feet, passing through Legacy Drive and along the south line of Citation Court;

THENCE N 00°34'10" W, 731.34 feet along the common line between Lots 3 and 4, Platinum Business Park and Park Place Estates Phase 1, recorded in Doc. No. 2009-177 PRDCT;

THENCE continuing along the common line thereof, around a tangent curve to the right having a central angle of 09°35'30", a radius of 1050.00 feet, a chord of N 04°13'34" E - 175.57 feet, an arc length of 175.78 feet;

THENCE N 09°01'19" E, 445.00 feet continuing along the common line thereof, passing through Diamond Point Lane (a variable width right-of-way, 45 foot wide at this point) to the north line thereof;

THENCE along the north line thereof, around a non-tangent curve to the right having a central angle of 21°53'08", a radius of 1050.00 feet, a chord of N 70°02'08" W - 398.64 feet, an arc length of 401.07 feet;

Exhibit "A"
(Page 2 of 4)
Z12-0023

THENCE N 59°05'34" W, 1727.70 feet, leaving Diamond Point Lane and along the common line between said Charter FL tract and Park Place Estates Phase 3, to the east line of Cotton Gin Road;

THENCE N 30°54'26" E, 555.41 feet along the common line thereof;

THENCE continuing along the common line thereof, around a non-tangent curve to the right having a central angle of 45°27'46", a radius of 1050.71 feet, a chord of N 53°38'36" E - 812.01 feet, an arc length of 833.71 feet;

THENCE West, 97.10 feet through Cotton Gin Road;

THENCE N 00°21'06" W, 297.10 feet, departing said road and along the common line between Lot 1, Platinum Business Park and that certain tract described in deed to Southwest Securities, recorded in Doc. No. 2009-73263 OPRDCT;

THENCE N 89°34'44" E, 247.97 feet continuing along the common line thereof;

THENCE N 00°09'31" E, 1295.26 feet continuing along the common line thereof;

THENCE S 89°26'46" W, 17.11 feet along the common line thereof, to the southeast corner of that certain tract described in deed to DR Frisco Land, LP, recorded in Doc. No. 2008-93205 OPRDCT

THENCE N 00°05'48" W, 968.02 feet along the common line thereof to northwest corner of Lot 1, and being on the south line of Main Street;

THENCE S 89°49'48" E, 1128.09 feet along the common line thereof, to the PLACE OF BEGINNING with the subject tract containing 203.22 acres of land.

Exhibit "A"
(Page 3 of 4)
Z12-0023

METES AND BOUNDS DESCRIPTION
Platinum Business Park, Block A, Lot 4 Being a Part of Planned Development-40
(Property to be Zoned PD-SF-7)

BEING a tract of land situated in the Crain & Warren Survey, Abstract No. 229, City of Frisco, Denton County, Texas, the subject tract being a portion of a tract of land conveyed to Lot 4, Block A, Platinum Business Park according to the deed recorded in Cabinet Y, Page 575 of the Plat Records, Denton County, Texas, the subject tract being more particularly described as follows;

BEGINNING at the southeast corner of Lot 4 and the northeast corner of Lot 3, and being on the west line of Legacy Drive (a 120 foot wide right-of-way);

THENCE S 88°53'01" W, 792.25 feet along the common line thereof to the east line of Park Place Estates Phase 1;

THENCE along the common line thereof, the following courses:

N 01°06'59" W, 395.86 feet

Around a tangent curve to the right having a central angle of 09°35'29", a radius of 1050.00 feet, a chord of N 03°40'45" E - 175.57 feet, an arc length of 175.77 feet;

And N 08°28'30" E, 400.00 feet to the south line of Diamond Point Lane (a variable width right-of-way);

THENCE along the common line thereof, the following courses:

Around a non-tangent curve to the left having a central angle of 08°54'30", a radius of 1095.00 feet, a chord of S 85°58'46" E - 170.08 feet, an arc length of 170.25 feet;

N 89°34'00" E, 262.81 feet;

S 86°37'09" E, 150.33 feet;

And N 89°34'00" E, 110.00 feet to the north end of a corner clip at the intersection of Diamond Point Lane with Legacy Drive;

THENCE S 45°26'00" E, 56.57 feet along said corner clip;

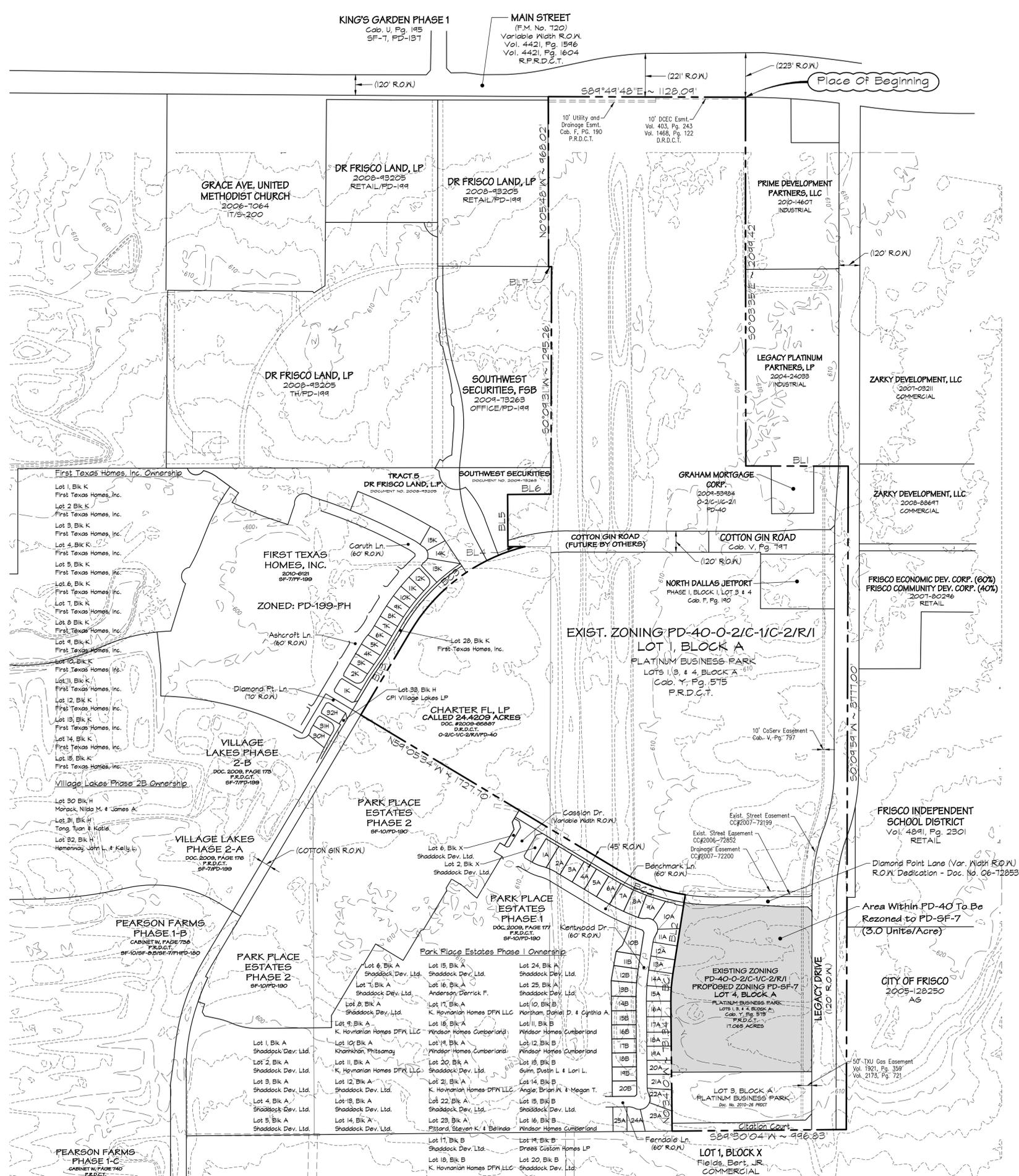
THENCE along the west line of Legacy Drive, the following courses:

S 00°26'00" E, 694.51 feet;

S 06°32'44" W, 82.30 feet;

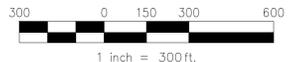
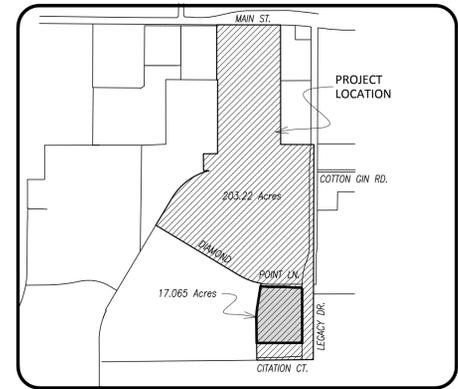
And S 00°26'00" E, 117.27 feet to the PLACE OF BEGINNING with the subject tract containing 743,360 square feet or 17.065 acres of land.

Drawn by: D. V. 12/12/2012 08:52:08; Revised: 12/12/2012 08:52:08; Checked: 12/12/2012 08:52:08; Approved: 12/12/2012 08:52:08; Date: 12/12/2012 08:52:08; Scale: 1/4" = 100'; Plot Date: 12/12/2012 10:32:32 AM



Boundary Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Dist.
BC1	175.78'	1050.00'	9°35'30"	S 04°13'34" W	175.57'
BC2	401.07'	1050.00'	21°53'08"	S 70°02'08" E	398.64'
BC3	833.71'	1050.71'	45°27'46"	S 53°38'36" W	812.01'

Boundary Line Table		
Line #	Bearing	Distance
BL1	S 89°54'27" E	585.97'
BL2	N 09°01'19" E	445.00'
BL3	S 30°54'26" W	555.41'
BL4	N 90°00'00" E	97.10'
BL5	S 00°21'06" E	297.10'
BL6	S 89°34'44" W	247.97'
BL7	S 89°26'46" W	17.11'



VICINITY MAP
NOT TO SCALE

METES AND BOUNDS DESCRIPTION
Planned Development 40

BEING a tract of land situated in the Crain & Warren Survey, Abstract No. 229, W. Powell Survey, Abstract No. 1011 and the J. Morrell Survey, Abstract No. 864, City of Frisco, Denton County, Texas, the subject tract being all of Platinum Business Park, Lots 1 and 2, recorded in Cabinet Y, Page 797 of the Plat Records, Denton County, Texas (PRDCT), part of that certain tract described in deed to Charter FL, LP, recorded in Doc. No. 2009-65887, Official Public Records, Denton County, Texas (OPRDCT), that certain tract described in deed to Graham Mortgage Corp., recorded in Doc. No. 2009-53984 OPRDCT, and being all of Lots 3 & 4, Block 1, North Dallas Jetport, Phase 1, recorded in Cabinet F, Page 190 PRDCT, all of Lot 4, Block A, Platinum Business Park, recorded in Cabinet Y, Page 575 PRDCT, all of Lot 3, Block A, Platinum Business Park, recorded in Doc. No. 2010-26 PRDCT, the subject tract being more particularly described as follows:

BEGINNING at the northeast corner of Lot 1 and on the south line of Main Street (a variable width right-of-way);

THENCE S 00°03'35" E, 2099.42 feet along the east line of Lot 1 and the west line of those certain tracts described in deed to Prime Development Partners, recorded in Doc. No. 2010-14607 OPRDCT, and Legacy Platinum Partners, LP, recorded in Doc. No. 2004-24033 OPRDCT;

THENCE S 89°54'27" E, 585.97 feet along the common line thereof, and being along the north line of said Graham Mortgage tract, to the center of Legacy Drive;

THENCE S 00°09'59" W, along Legacy Drive, passing the east line thereof, continuing a total distance of 3777.00 feet to the southeast corner of Lot 2, Platinum Business Park;

THENCE S 89°30'04" W, 996.83 feet, passing through Legacy Drive and along the south line of Citation Court;

THENCE N 00°34'10" W, 731.34 feet along the common line between Lots 3 and 4, Platinum Business Park and Park Place Estates Phase 1, recorded in Doc. No. 2009-177 PRDCT;

THENCE continuing along the common line thereof, around a tangent curve to the right having a central angle of 09°35'30", a radius of 1050.00 feet, a chord of N 04°13'34" E - 175.57 feet, an arc length of 175.78 feet;

THENCE N 09°01'19" E, 445.00 feet continuing along the common line thereof, passing through Diamond Point Lane (a variable width right-of-way, 45 foot wide at this point) to the north line thereof;

THENCE along the north line thereof, around a non-tangent curve to the right having a central angle of 21°53'08", a radius of 1050.00 feet, a chord of N 70°02'08" W - 398.64 feet, an arc length of 401.07 feet;

THENCE N 59°05'34" W, 1727.70 feet, leaving Diamond Point Lane and along the common line between said Charter FL tract and Park Place Estates Phase 3, to the east line of Cotton Gin Road;

THENCE N 30°54'26" E, 555.41 feet along the common line thereof;

THENCE continuing along the common line thereof, around a non-tangent curve to the right having a central angle of 45°27'46", a radius of 1050.71 feet, a chord of N 53°38'36" E - 812.01 feet, an arc length of 833.71 feet;

THENCE West, 97.10 feet through Cotton Gin Road;

THENCE N 00°21'06" W, 297.10 feet, departing said road and along the common line between Lot 1, Platinum Business Park and that certain tract described in deed to Southwest Securities, recorded in Doc. No. 2009-73263 OPRDCT;

THENCE N 89°34'44" W, 247.97 feet continuing along the common line thereof;

THENCE N 00°09'31" E, 1295.26 feet continuing along the common line thereof;

THENCE S 89°26'46" W, 17.11 feet along the common line thereof, to the southeast corner of that certain tract described in deed to DR Frisco Land, LP, recorded in Doc. No. 2008-93205 OPRDCT

THENCE N 00°05'48" W, 968.02 feet along the common line thereof to northwest corner of Lot 1, and being on the south line of Main Street;

METES AND BOUNDS DESCRIPTION
Lot 4, Block A, Being a Part of Planned Development 40

BEING a tract of land situated in the Crain & Warren Survey, Abstract No. 229, City of Frisco, Denton County, Texas, the subject tract being a portion of a tract of land conveyed to Lot 4, Block A, Platinum Business Park, according to the deed recorded in Cabinet Y, Page 575 of the Plat Records, Denton County, Texas, the subject tract being more particularly described as follows:

BEGINNING at the southeast corner of Lot 4 and the northeast corner of Lot 3, and being on the west line of Legacy Drive (a 120 foot wide right-of-way);

THENCE S 88°53'01" W, 792.25 feet along the common line thereof to the east line of Park Place Estates Phase 1;

THENCE along the common line thereof, the following courses:

N 01°06'59" W, 395.86 feet

Around a tangent curve to the right having a central angle of 09°35'29", a radius of 1050.00 feet, a chord of N 03°40'45" E - 175.57 feet, an arc length of 175.77 feet;

And N 08°28'30" E, 400.00 feet to the south line of Diamond Point Lane (a variable width right-of-way);

THENCE along the common line thereof, the following courses:

Around a non-tangent curve to the left having a central angle of 08°54'30", a radius of 1095.00 feet, a chord of S 85°58'46" E - 170.08 feet, an arc length of 170.25 feet;

N 89°34'00" E, 262.81 feet;

S 86°37'09" E, 150.33 feet;

And N 89°34'00" E, 110.00 feet to the north end of a corner clip at the intersection of Diamond Point Lane with Legacy Drive;

THENCE S 45°26'00" E, 56.57 feet along said corner clip;

THENCE along the west line of Legacy Drive, the following courses:

S 00°26'00" E, 694.51 feet;

S 06°32'44" W, 82.30 feet;

And S 00°26'00" E, 117.27 feet to the PLACE OF BEGINNING with the subject tract containing 743,360 square feet or 17.065 acres of land.

EXHIBIT "A"
(PAGE 4 OF 4)
Z12-0023

DIAMOND POINT ESTATES
17.065 ACRES OUT OF 203.22 ACRES OUT OF THE
CRAIN & WARREN SURVEY, ABSTRACT NO. 229
W. POWELL SURVEY, ABSTRACT NO. 1011
J. MORRELL SURVEY, ABSTRACT NO. 864
CITY OF FRISCO, DENTON COUNTY, TEXAS

Owner GRAND SEVILLE, LP 5701 Seville Court Plano, TX 75093 Telephone: (972) 839-8600 Contact: Jessie Mann	Applicant K. HOVNANIAN HOMES-DFW, LLC 5808 W. Plano Parkway Plano, TX 75093 Telephone: (469) 737-1400 Contact: Michael Dewers	Engineer/Surveyor Spilars Engineering, Inc. TBPE No. F-2121 765 Custer Road, Suite 100 Plano, Texas 75075 Telephone (972) 422-0077 Contact: Tim C Spilars
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Exhibit "A-1"
Diamond Point Estates
Z12-0023

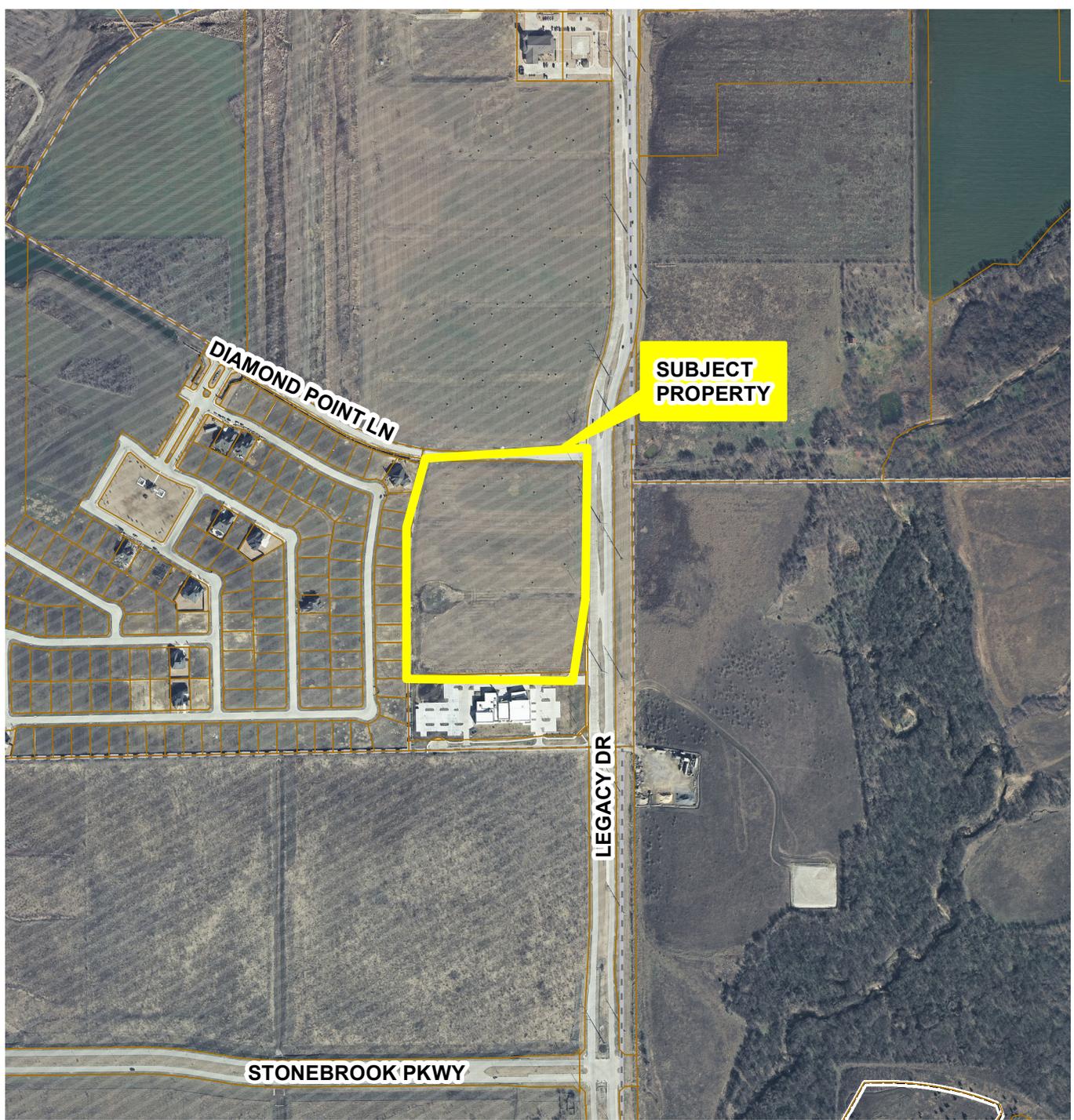


Exhibit "B"
(Page 1 of 2)
Z12-0023

Planned Development Standards

The following development standards apply to the 17.1± acre property:

A. Development Standards

The property shall comply with Single Family-7 development standards in accordance with the Zoning Ordinance No. 11-04-09 or as amended.

B. Open Space

An open space lot containing 0.2± acres shall be dedicated at the terminus of Argyle Lane, shown as Block B, Lot 8 on Exhibit "D" (Subdivision Lot Layout). The open space shall be in conformance with the Open Space Exhibit, and include, at minimum, the following:

1. A masonry wall located near the front property line to include:
 - i. A height of 32-inches to 36-inches
 - ii. Leuders Block or similar material
 - iii. A capstone top
 - iv. A pedestrian opening
 - v. Columns at each end of the wall and at the corners of the wall as shown on Exhibits "C-1" and "C-2."
2. A walking path and four benches on the inside of the masonry wall.
3. Four large trees to shade the benches.
4. Evergreen vegetation 6- to 8-feet in height adjacent to the rear property line to create a solid living screen.
5. A six-foot tall ornamental metal fence on the side property line between the end of the wall and the rear property line. The fence will not be required along the common property line of Lots 8 and 9.

C. Detention Pond

The detention pond shown as Block B, Lot 9 on Exhibit "D" (Subdivision Lot Layout) shall be in conformance with Open Space Exhibits "C-1" and "C-2" and include, at minimum, the following:

1. A masonry wall located near the front property line to include:
 - i. A height of 32-inches to 36-inches
 - ii. Leuders Block or similar material
 - iii. A capstone top
 - iv. A pedestrian opening
 - v. Columns at each end of the wall and at the corners of the wall as shown on Exhibits "C-1" and "C-2."

Exhibit "B"
(Page 2 of 2)
Z12-0023

Planned Development Standards

2. Two trees along the front property line.
3. Trees along on the sides and rear of the pond as shown on the exhibit.
4. Four benches within the front yard setback.
5. Native vegetation and wildflowers planted within the detention pond.
6. A six-foot tall ornamental metal fence on the side property line between the end of the wall and the rear property line. The fence will not be required along the common property line of Lots 8 and 9.

D. Ownership and Maintenance

The Homeowners' Association shall own and maintain the lots designated for open space and detention.

E. Approval and Completion of Improvements

1. The improvements shall be approved by City staff prior to construction.
2. Improvements shall be installed prior to final acceptance of the subdivision.

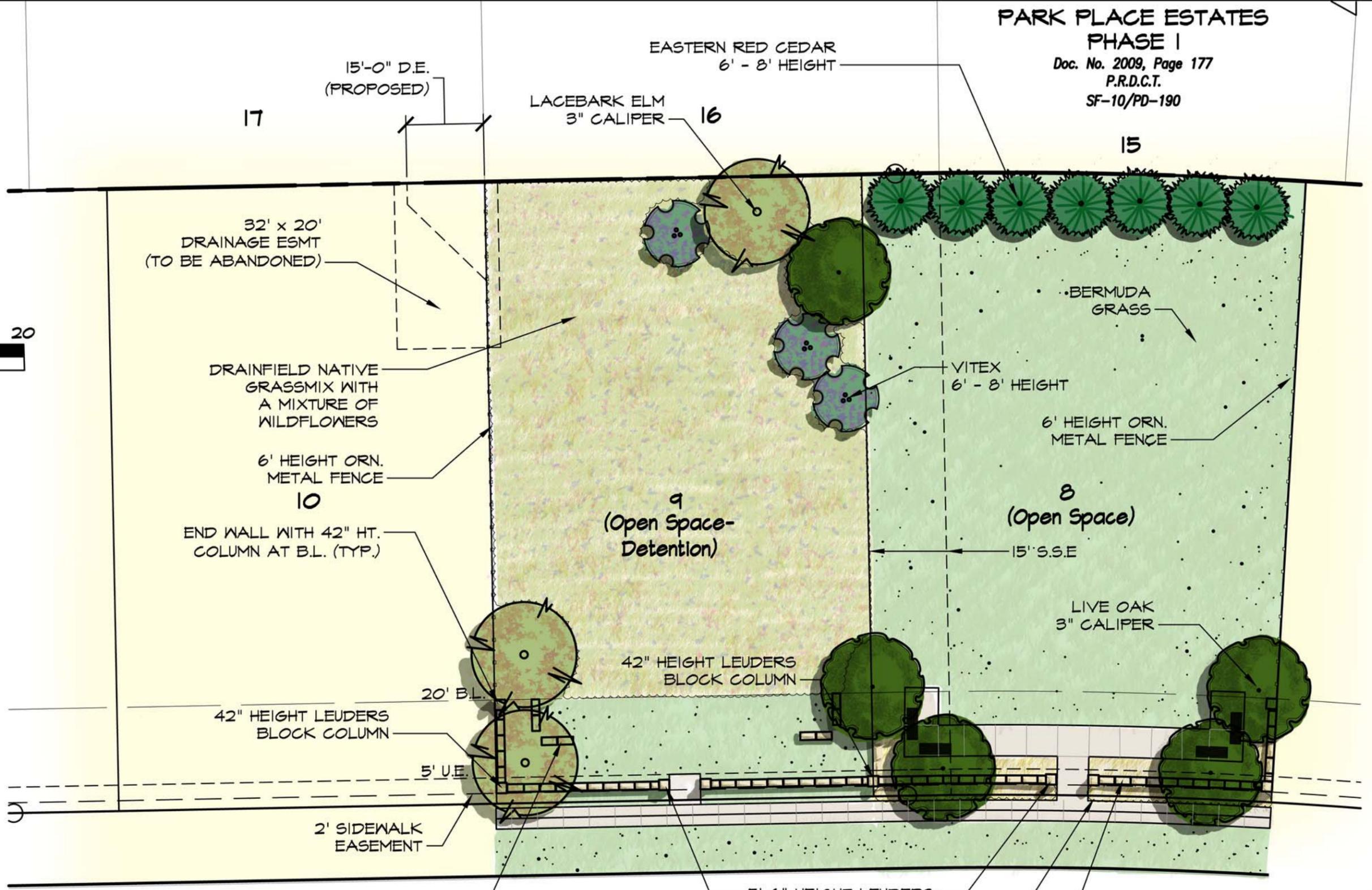
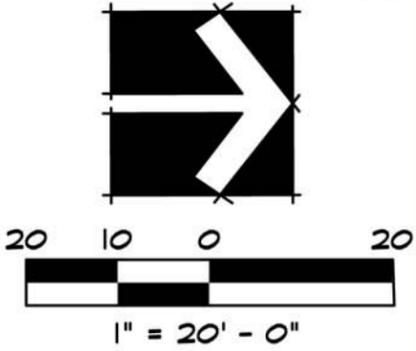
PARK PLACE ESTATES

PHASE I

Doc. No. 2009, Page 177

P.R.D.C.T.

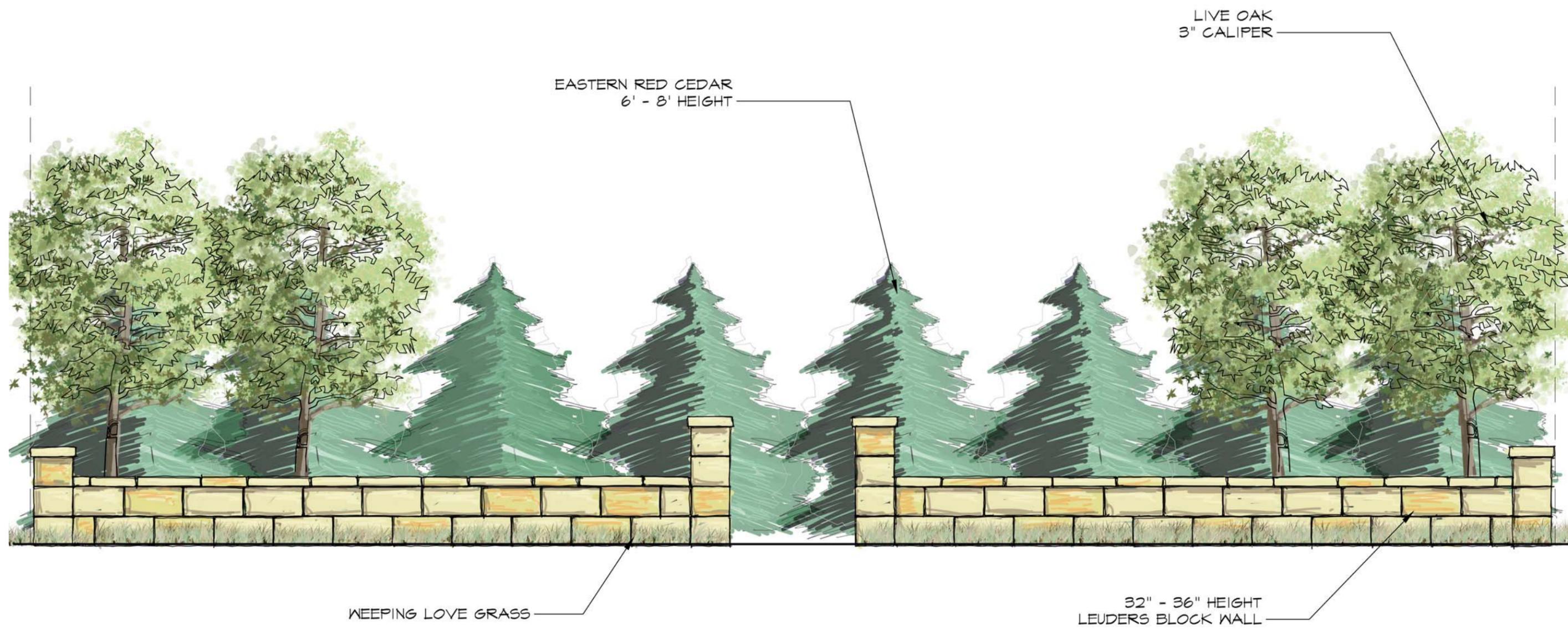
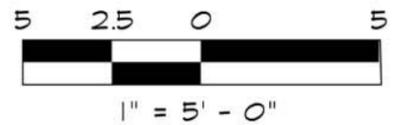
SF-10/PD-190



DIAMOND POINT
OPEN SPACE EXHIBIT

Exhibit "C-1"
Z12-0023

STUDIO 13
 DESIGN GROUP
 Studio 13 Design Group, PLLC.
 519 Bennett Lane, Suite 203
 Lewisville, Texas 75057
 469-635-1900



DIAMOND POINT
OPEN SPACE EXHIBIT

STUDIO 13 DESIGN GROUP
Studio 13 Design Group, PLLC.
519 Bennett Lane, Suite 203
Lewisville, Texas 75057
469-635-1900

Exhibit "C-2"
Z12-0023

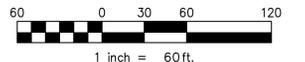
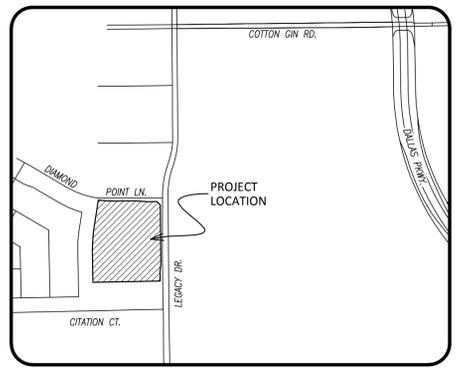


Boundary Line Table

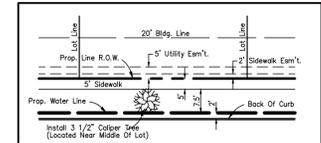
Line #	Length	Direction
BL1	110.00'	N89°34'00"E
BL2	56.57'	S45°26'00"E
BL3	82.30'	S06°32'44"W

Boundary Curve Table

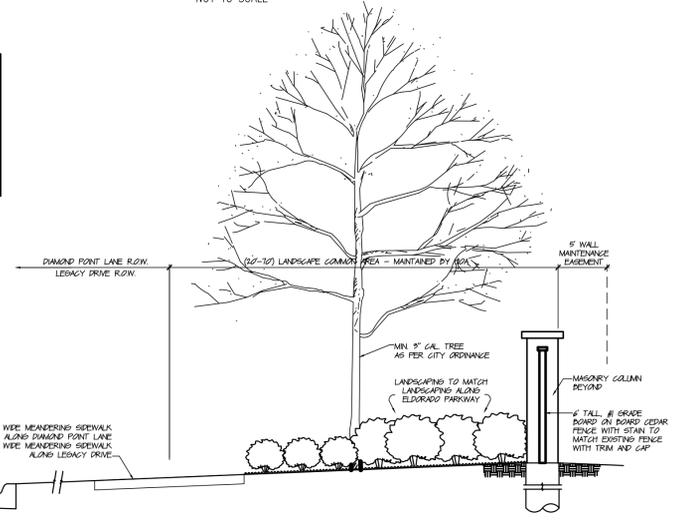
Curve #	Radius	Delta	Tangent	Length	Chord Bearing	Chord
BC1	1095.00'	8°54'30"	85.30'	170.25'	S85°58'46"E	170.08'
BC2	1050.00'	9°35'29"	88.09'	175.77'	N03°40'45"E	175.57'



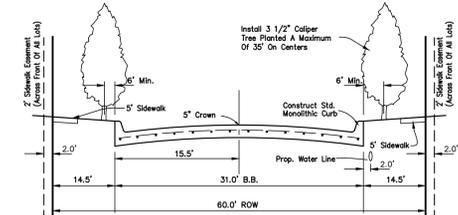
VICINITY MAP
NOT TO SCALE



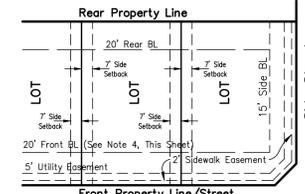
LOT FRONTAGE DETAIL
(60' R.O.W.'s Only)



1 TYPICAL PARKWAY LANDSCAPE / SCREENING - SECTION
1/4" = 1'-0"



Typical 60' R.O.W. Section



TYPICAL LOT DETAIL FOR 53 LOTS TO SF-7 STANDARDS ON 60' R.O.W. (W/NO ALLEY ACCESS)

- Legend**
- C.M. Controlling Monument
 - 1/2 I.P.S. Iron Pin Set
 - 1/2 I.P.F. Iron Pin Found
 - B.L. Building Line Setback
 - B.T.P. By This Plat
 - R.O.W. Right Of Way
 - D.E. Drainage Easement
 - S.S.E. Sanitary Sewer Easement
 - U.E. Utility Easement
 - P.W.M.E. Private Wall Maintenance Easement
 - S.E. Sidewalk Easement
 - W.L.E. Water Line Easement
 - Street Name Change
 - Street Frontage
 - Block Designation
 - Existing Contours
 - Proposed Contours

Exhibit 'D'
Z12-0023
Subdivision Lot Layout

DIAMOND POINT ESTATES
52 RESIDENTIAL LOTS DEVELOPED TO SF-7 STANDARDS & 5 HOA LOTS (1.7607 Ac.)
17.065 ACRES OUT OF THE
CRAIN & WARREN SURVEY, ABSTRACT NO. 229
CITY OF FRISCO, DENTON COUNTY, TEXAS

Owner
GRAND SEVILLE, LP
5701 Seville Court
Plano, TX 75093
Telephone: (972) 839-8600
Contact: Jessie Mann

Applicant
K. HOVNANIAN HOMES-DFW, LLC
5808 W. Plano Parkway
Plano, TX 75093
Telephone: (469) 737-1400
Contact: Michael Dewers

Engineer/Surveyor
Spjars Engineering, Inc. TBPE No. F-2121
765 Custer Road, Suite 100
Plano, Texas 75075
Telephone (972) 422-0077
Contact: Tim C Spjars

Drawings: G:\2012\08512-087 Diamond Point Estates\CAD\Drawings\12-087-Exhibit D.dwg
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