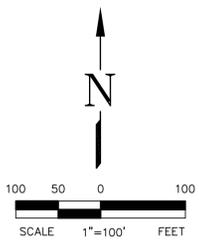
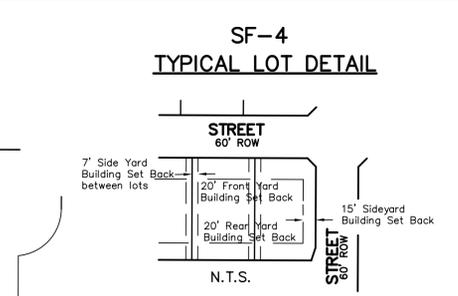
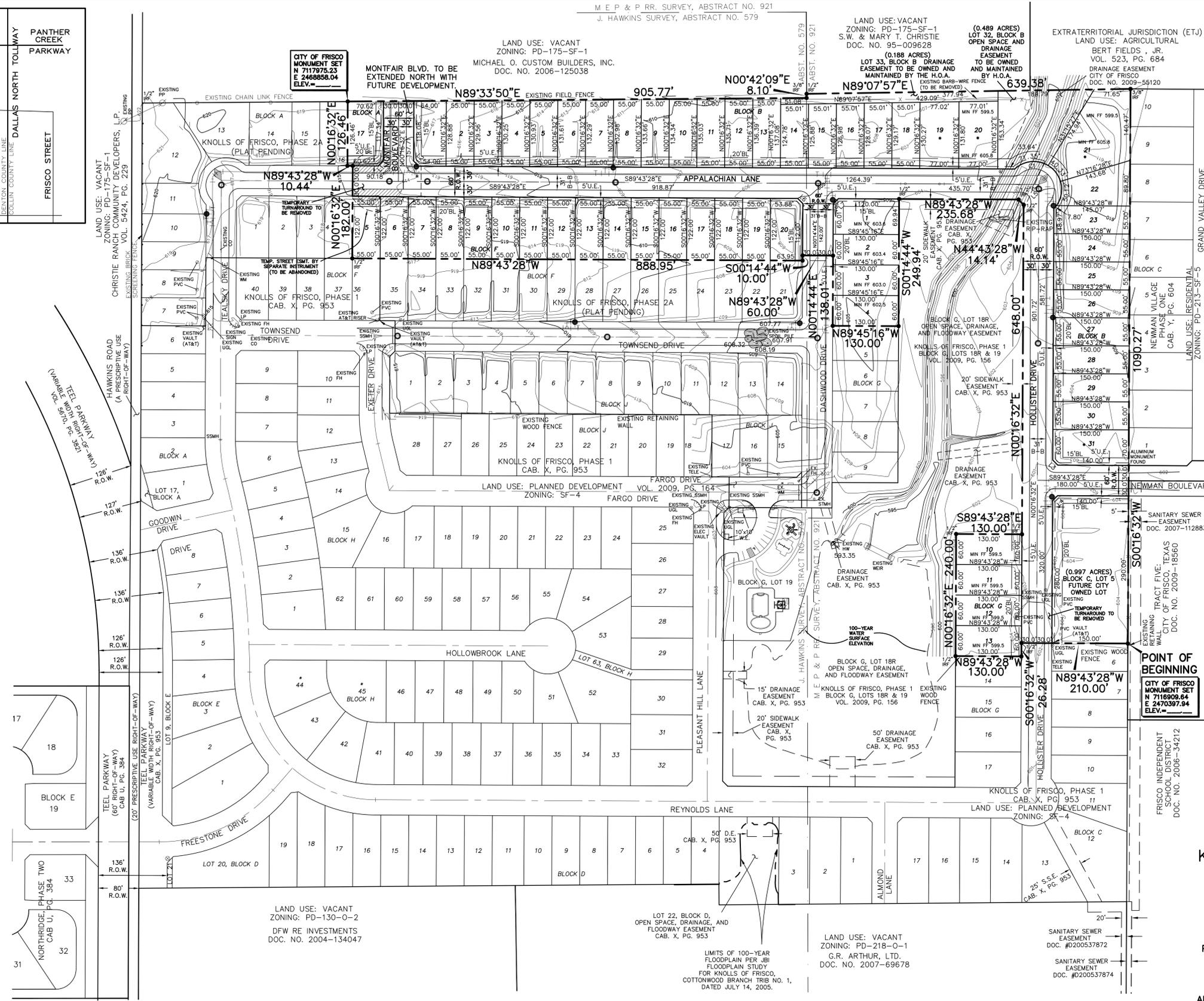


LOCATION MAP NOT TO SCALE



- LEGEND**
- IRON ROD SET
 - 1/2" IRON ROD FOUND
 - BL BUILDING LINE SETBACK
 - U.E. UTILITY EASEMENT
 - R.O.W. RIGHT-OF-WAY
 - D.E. DRAINAGE EASEMENT
 - ◆ STREET NAME CHANGE
 - FH FIRE HYDRANT
 - UGL UNDERGROUND LINE MARKER
 - CO CLEAN OUT
 - WM WATER METER
 - SSMH SANITARY SEWER MANHOLE
 - STMH STORM MANHOLE
 - PVC PIPE
 - WV WATER VALVE
 - EV ELECTRIC VAULT
 - TR TELEPHONE RISER
 - LP LIGHT POLE
 - PP POWER POLE
 - EX EXISTING
 - CAB CABINET
 - VOLUME
 - PG PAGE
 - MIN FF MINIMUM FINISH FLOOR
 - PROP. WATERLINE & FIRE HYDRANT
 - PROP. SEWER LINE & MANHOLE
 - B-B BACK-OF-CURB TO BACK-OF-CURB
 - HOA HOMEOWNER'S ASSOCIATION



- NOTES:**
1. 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.
 2. SIDEWALKS SHALL BE SIX FEET IN WIDTH.
 3. 56 LOTS DEVELOPED TO PLANNED DEVELOPMENT -131-SINGLE FAMILY-4 ALTERNATIVE SUBDIVISION DESIGN STANDARDS ON 15.403 ACRES. (3.64 UNITS/ACRE)
 4. NO FLOODPLAIN EXISTS ON THE SITE.
 5. ALL CORNERS ARE A 1/2 INCH IRON ROD SET WITH YELLOW CAP STAMPED "JBI" UNLESS OTHERWISE NOTED ON PLAN.
 6. "*" DENOTES LOTS GREATER THAN 10,000 SQUARE FEET.
 7. FENCING ALONG THE OPEN SPACE LOT SHALL BE OPEN FENCING SUCH AS WROUGHT IRON OR OTHER ORNAMENTAL FENCING. CHAIN-LINK FENCING OR SIMILAR IS PROHIBITED. FENCE HEIGHT SHALL BE A MAXIMUM OF SIX (6) FEET.
 8. LOTS 14-20, BLOCK B SHALL HAVE EITHER TYPE OF FENCING ON THE NORTH PROPERTY LINE: 1. TUBULAR STEEL/WROUGHT IRON, OR 2. MASONRY BASE (MAXIMUM 50% OF THE TOTAL FENCE HEIGHT) WITH TUBULAR STEEL/WROUGHT IRON ABOVE THE MASONRY BASE.
 9. THE CITY RESERVES THE RIGHT TO REQUIRE MINIMUM FINISH FLOOR ELEVATIONS ON ANY LOT CONTAINED WITHIN THIS ADDITION. THE MINIMUM ELEVATIONS SHOWN ARE BASED ON THE MOST CURRENT INFORMATION AVAILABLE AT THE TIME THE PLAT IS FILED AND ARE SUBJECT TO CHANGE.
 10. COORDINATES SHOWN HEREON ARE NAD83 STATE PLANE COORDINATES REFERENCED FROM TWO CITY OF FRISCO MONUMENTS.
 11. RETAINING WALLS ARE TO BE MAINTAINED BY THE H.O.A.

**CITY PROJECT NO. PP10-0001
PRELIMINARY PLAT
KNOLLS OF FRISCO, PHASE 2B**

BLOCK A, LOT 17; BLOCK B, LOTS 1-33;
BLOCK C, LOT 5; BLOCK F, LOTS 5-20; AND
BLOCK G, LOTS 1-4 AND 10-13;

56 RESIDENTIAL LOTS,
2 HOA LOTS (0.677 ACRES),
& 1 CITY OWNED LOT (0.997 ACRES)
PLANNED DEVELOPMENT-131-SINGLE FAMILY-4 &
ALTERNATIVE SUBDIVISION DESIGN STANDARDS

15.403 ACRES OUT OF THE
J.D. HAWKINS SURVEY, ABSTRACT NO. 579;
AND THE M.E.P.& P RR SURVEY, ABSTRACT NO. 921;

CITY OF FRISCO, DENTON COUNTY, TEXAS

CENTEX HOMES OWNER/DEVELOPER
1234 Lakeshore Drive, Suite 750A (972) 304-2800
Coppell, Texas 75019
Contact: Clint Vincent

JBI PARTNERS, INC. SURVEYOR/ENGINEER
16301 Quorum Drive, Suite 200 B (972) 248-7676
Addison, Texas 75001
Contact: Lucien Gehrig
Resubmitted: March 1, 2010
Submitted: February 08, 2010

LINE TABLE

LINE	BEARING	DISTANCE
L1	N45°16'32"E	14.14'
L2	S44°43'28"E	14.14'
L3	N44°43'28"W	14.14'
L4	S45°16'32"W	14.14'
L5	N45°16'32"E	14.14'
L6	S44°44'22"E	14.14'
L7	N45°15'38"E	14.14'

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	BEARING	CHORD
C1	176°41'01"	55.00'	169.60'	1899.84'	N44°43'28"W	109.95'	

Plotted by: Igehrig Plot Date: 3/2/2010 3:08 PM
Drawing: H:\Projects\CTX002A.dwg \xCTX002Apl-1-Phase 2B.dwg Saved By: Igehrig Save Time: 3/1/2010 11:39 AM

OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF DENTON §

WHEREAS, CENTEX HOMES a Nevada general partnership is the owner of all that tract of land in the City of Frisco, Denton County, Texas, and being a part of the J.D. Hawkins Survey, Abstract No. 579 and the M.E.P. & P. RR Survey, Abstract No. 921 and being a part of that 58.029 acre tract of land conveyed to Centex Homes as recorded in County Clerk's Document Number 2005-37867, Deed Records Denton County, Texas and being further described as follows:

BEGINNING at a City of Frisco monument set in the east line of said 58.029 acre tract of land and said point being at the northeast corner of Lot 6, Block C, of Knolls of Frisco, Phase 1, an addition to the City of Frisco as recorded in Cabinet X, Page 953, Map Records Denton County, Texas, and said point being in the west line of that tract of land conveyed to the City of Frisco as recorded in County Clerk's Document Number 2009-18560, Deed Records Denton County, Texas;

THENCE along the north line of said Knolls of Frisco, Phase 1 as follows:
North 89 degrees 43 minutes 28 seconds West, 210.00 feet to a one-half inch iron rod found for corner;
South 00 degrees 16 minutes 32 seconds West, 26.28 feet to a one-half inch iron rod found for the northeast corner of Lot 14, Block G of said Knolls of Frisco, Phase 1;
North 89 degrees 43 minutes 28 seconds West, 130.00 feet to a one-half inch iron rod found for the northwest corner of said Lot 14, Block G, and said point being in the east line of Lot 18R, Block G, of Knolls of Frisco, Phase 1, Block G, Lots 18R & 19, an addition to the City of Frisco as recorded in Volume 2009, Page 156, Map Records Denton County, Texas;

THENCE along the east line of said Lot 18R, Block G as follows:
North 00 degrees 16 minutes 32 seconds East, 240.00 feet to a one-half inch iron rod found for corner;
South 89 degrees 43 minutes 28 seconds East, 130.00 feet to a one-half inch iron rod found for corner;
North 00 degrees 16 minutes 32 seconds East, 648.00 feet to a one-half inch iron rod found at the northeast corner of said Lot 18R;

THENCE along the north line of said Lot 18R as follows:
North 44 degrees 43 minutes 28 seconds West, 14.14 feet to a one-half inch iron rod set for corner;
North 89 degrees 43 minutes 28 seconds West, 235.68 feet to a one-half inch iron rod set for corner;
South 00 degrees 14 minutes 44 seconds West, 249.94 feet to a one-half inch iron rod set for corner;

THENCE North 89 degrees 45 minutes 16 seconds West, 130.00 feet to a one-half inch iron rod set for corner;

THENCE North 00 degrees 14 minutes 44 seconds East, 138.01 feet to a one-half inch iron rod set for corner;

THENCE North 89 degrees 43 minutes 28 seconds West, 60.00 feet to a one-half inch iron rod set for corner;

THENCE South 00 degrees 14 minutes 44 seconds West, 10.00 feet to a one-half inch iron rod set for corner;

THENCE North 89 degrees 43 minutes 28 seconds West, 888.95 feet to a one-half inch iron rod found at the northwest corner of Lot 36, Block F of said Knolls of Frisco, Phase 1, and said point being the northeast corner of Lot 37, Block F of said Knolls of Frisco, Phase 1;

THENCE North 00 degrees 16 minutes 32 seconds East, 182.00 feet to a one-half inch iron rod set for corner;

THENCE North 89 degrees 43 minutes 28 seconds West, 10.44 feet to a one-half inch iron rod set for corner;

THENCE North 00 degrees 16 minutes 32 seconds East, 126.46 feet to a one-half inch iron rod set in the north line of said 58.029 acre tract of land and said point being in the south line of that tract of land conveyed to Michael O. Custom Builders, Inc. as recorded in County Clerk's Document Number 2006-125038, Deed Records Denton County, Texas;

THENCE along the north line of said 58.029 acre tract of land as follows:
North 89 degrees 33 minutes 50 seconds East, 905.77 feet to a one-half inch iron rod found for the southeast corner of said Michael O. Custom Builders, Inc. tract of land;
North 00 degrees 42 minutes 09 seconds East, 8.10 feet along the east line of said Michael O. Custom Builders, Inc. tract of land to a one-half inch iron rod found in the south line of that tract of land conveyed to S.W. & Mary T. Christie as recorded in County Clerk's Document Number 95-009528, Deed Records Denton County, Texas;
North 89 degrees 07 minutes 57 seconds East, 639.38 feet along the south line of said S.W. & Mary T. Christie tract of land to a three-eighths inch iron rod found for the northeast corner of said 58.029 acre tract of land, said point being in the south line of that tract of land conveyed to Bert Fields, Jr. as recorded in Volume 523, Page 684, Deed Records Denton County, Texas, and said point being the northwest corner of Lot 10, Block C, of Newman Village, Phase One, an addition to the City of Frisco as recorded in Cabinet Y, Page 604, Map Records Denton County, Texas;

THENCE South 00 degrees 16 minutes 32 seconds West, 1090.27 feet along the east line of said 58.029 acre tract of land to the POINT OF BEGINNING and containing 670,970 square feet or 15.403 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT CENTEX HOMES a Nevada general partnership, acting herein by and through its duly authorized officers, does hereby certify and adopt this plat designating the herein above described property as KNOLLS OF FRISCO, PHASE 2B, an addition to the City of Frisco, and does hereby dedicate to the public use forever, the streets and alleys shown thereon.

That CENTEX HOMES a Nevada general partnership does herein certify the following:
1. The streets and alleys are dedicated 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.

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

WITNESS, my hand, this the ____ day of _____, 20__.

BY: _____
Authorized Signature (Printed Name and Title)

STATE OF TEXAS §

COUNTY OF DENTON §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared _____(Name)_____, 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 considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ____day of _____ 20__.

Notary Public, State of Texas

DRAINAGE EASEMENT

THE STATE OF TEXAS §

COUNTY OF DENTON §

CITY OF FRISCO §

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 of 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 erect or consider erecting 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 erect, 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.

Surveyor's Certificate

Know All Men By These Presents:

That I, Dan B. Ramsey, 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 _____, 20__.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE
Dan B. Ramsey, R.P.L.S. # 4172



STATE OF TEXAS §

COUNTY OF DENTON §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Dan B. Ramsey, 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 considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ____day of _____ 20__.

Notary Public, State of Texas

Certificate of Approval

Approved this ____ day of _____, 20__ by the Planning & Zoning Commission of the City of Frisco, Texas.

Planning & Zoning Commission Chairperson

Planning & Zoning Commission Secretary

City Secretary

CITY PROJECT NO. PP10-0001
PRELIMINARY PLAT

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CITY OF FRISCO, DENTON COUNTY, TEXAS

CENTEX HOMES OWNER/DEVELOPER

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Coppell, Texas 75019
Contact: Clint Vincent

JBI PARTNERS, INC. SURVEYOR/ENGINEER

16301 Quorum Drive, Suite 200 B (972) 248-7676
Addison, Texas 75001
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