January 8, 2013

Final Plat: Highland Ridge Phase 2 (FP12-0033)
Owner(s): Pulte Homes of Texas, L.P.

DESCRIPTION:

53 Patio Home lots and two common area Homeowners' Association lots, on 22.9± acres on the northeast corner of Lone Star Ranch Parkway and FM 423. Zoned Patio Home. Neighborhood #37. RC

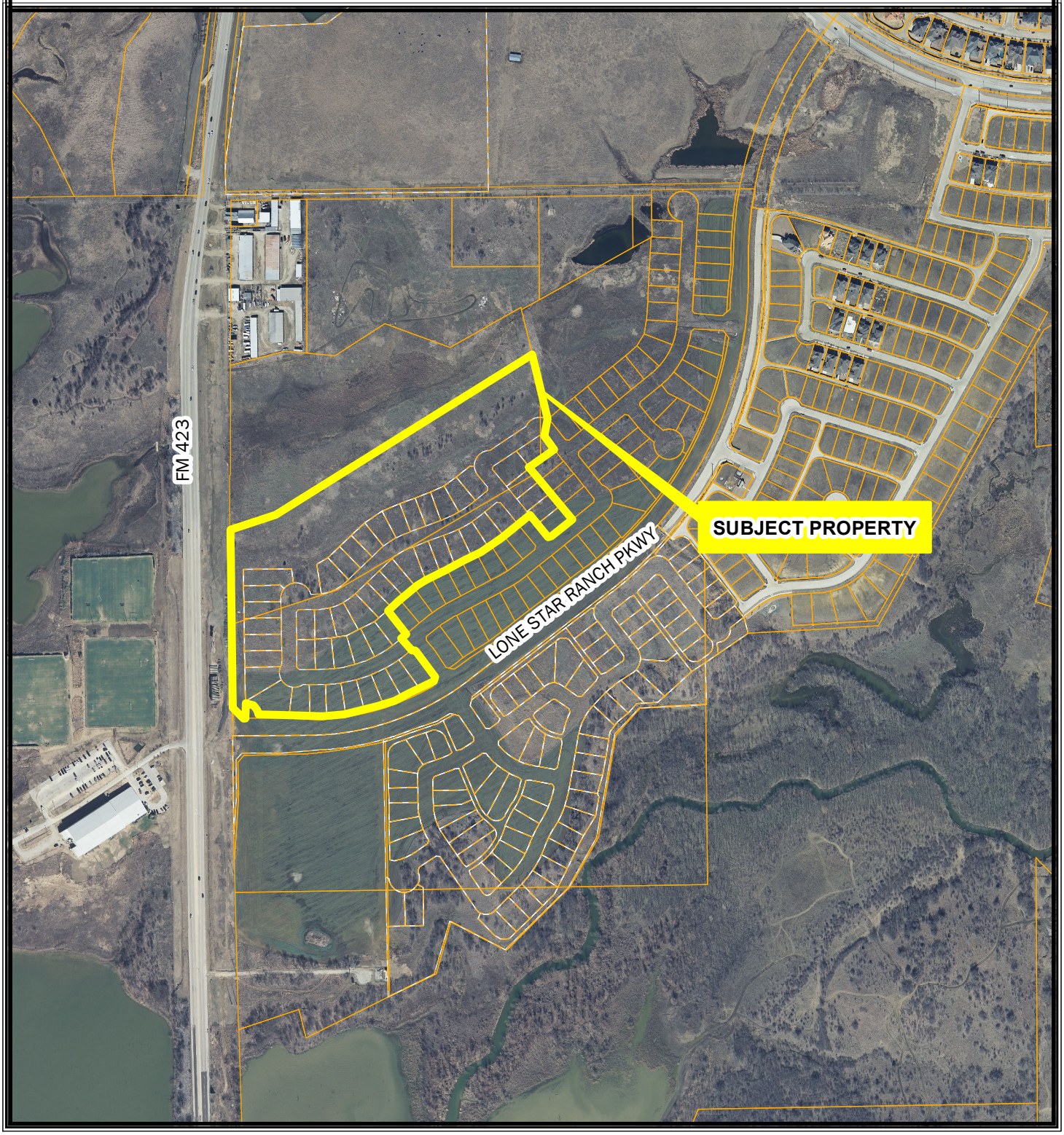
REMARKS:

The Final Plat conforms to the Preliminary Plat (PP11-0001) approved by the Planning & Zoning Commission on March 22, 2011. The required infrastructure has been installed per the approved construction set and the project is near completion. Phase 1 development for shared street access is completed.

RECOMMENDATION:

Recommended for approval as submitted.

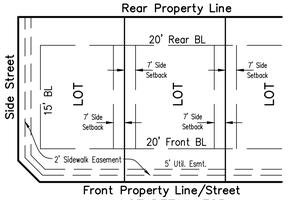
FP12-0033
Highland Ridge
Phase 2



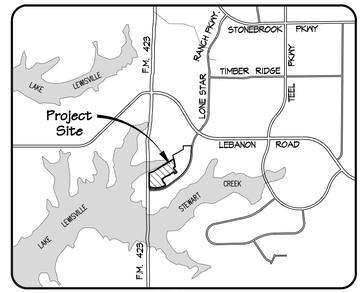
Boundary Line Table		
Line #	Length	Direction
BL1	69.82'	S14°04'15"W
BL2	64.70'	S39°07'20"E
BL3	120.00'	S51°04'07"W
BL4	267.00'	S39°07'20"E
BL5	110.00'	S51°04'07"W
BL6	14.17'	N84°01'37"W
BL7	110.20'	N39°07'20"W
BL8	60.00'	S50°52'40"W
BL9	137.77'	S51°49'56"W
BL10	65.43'	S60°52'21"W
BL11	120.00'	S40°22'48"E
BL12	27.03'	S49°37'12"W

Boundary Line Table		
Line #	Length	Direction
BL13	60.00'	S40°22'48"E
BL14	14.14'	S85°22'48"E
BL15	27.54'	S40°22'48"E
BL16	76.16'	S33°16'15"E
BL17	11.21'	S12°55'55"W
BL18	161.17'	S62°54'06"W
BL19	149.63'	N87°03'41"W
BL20	98.66'	S89°34'50"W
BL21	62.00'	S00°49'11"E
BL22	10.09'	S89°34'50"W
BL23	56.76'	N45°36'59"W

Boundary Curve Table						
Curve #	Radius	Delta	Tangent	Length	Chord Bearing	Chord
BC1	270.00'	7°06'33"	16.77'	33.50'	S36°49'32"E	33.48'
BC2	989.65'	18°26'50"	160.71'	318.63'	S77°29'38"W	317.26'
BC3	52.00'	84°52'56"	47.55'	77.04'	N48°22'43"W	70.18'



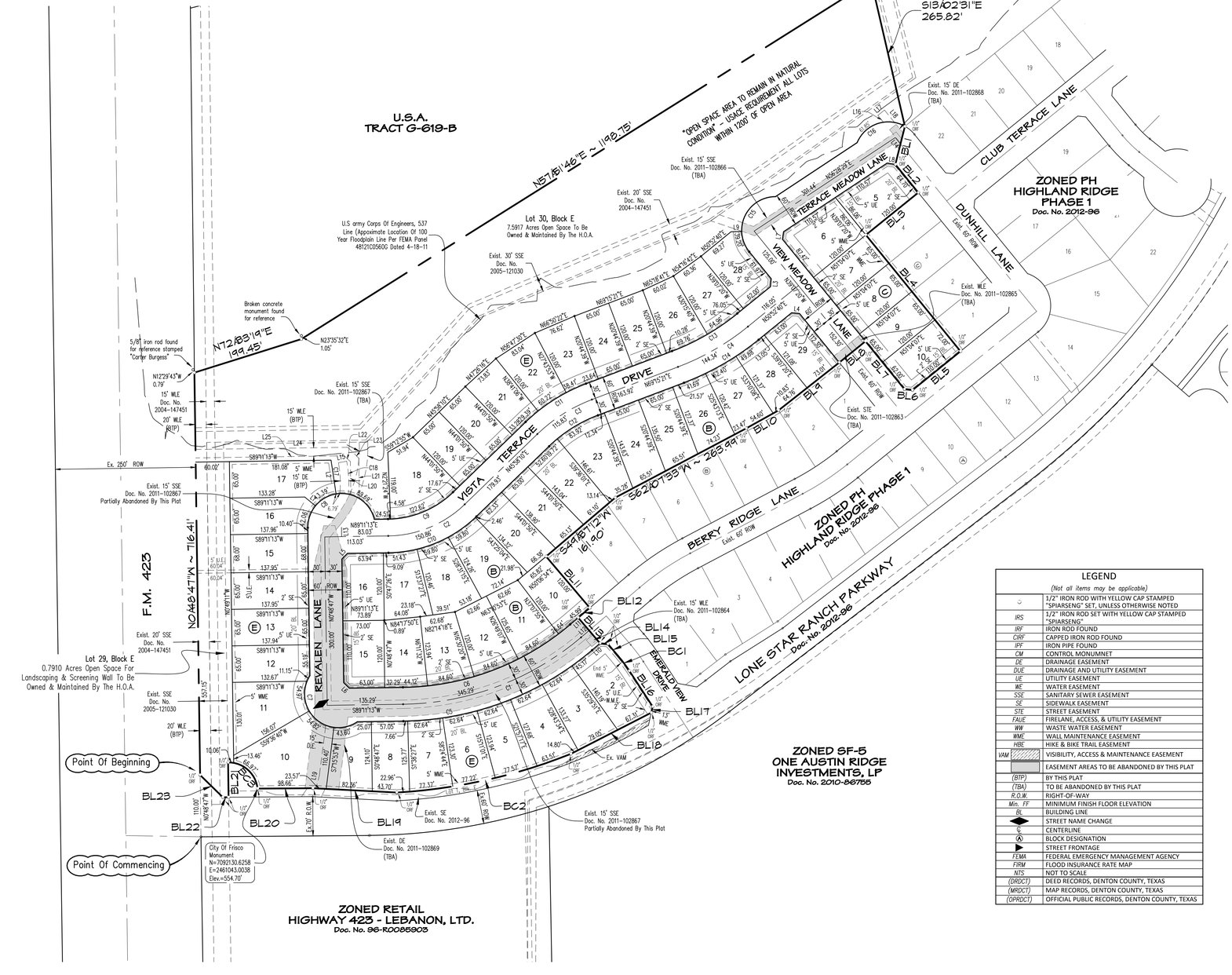
LOT DETAIL FOR
53 LOTS TO PH STANDARDS
ON 60' R.O.W. (w/NO ALLEY ACCESS)
(53 Lots/22.8748 Acres = 2.31 units/acres)
Note: 5-foot building set back reduction is allowed per Zoning Ordinance 4.07.02(J).



LOCATION MAP
Not To Scale

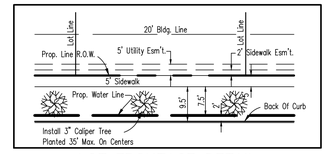
100 0 50 100 200
1 inch = 100ft.

Basis of bearing, horizontal and vertical position derived from the Texas WDS RTK Network i Texas State Plane Coordinate System, NAD83, North Central Zone (4202).



LEGEND (Not all items may be applicable)	
○	1/2" IRON ROD WITH YELLOW CAP STAMPED "SPIARSENG" SET, UNLESS OTHERWISE NOTED
IRS	1/2" IRON ROD SET WITH YELLOW CAP STAMPED "SPIARSENG"
IRF	IRON ROD FOUND
CIRF	CAPPED IRON ROD FOUND
IPF	IRON PIPE FOUND
CM	CONTROL MONUMNET
DE	DRAINAGE EASEMENT
DUE	DRAINAGE AND UTILITY EASEMENT
UE	UTILITY EASEMENT
WE	WATER EASEMENT
SSE	SANITARY SEWER EASEMENT
SE	SIDEWALK EASEMENT
STE	STREET EASEMENT
FAUE	FIRELANE, ACCESS, & UTILITY EASEMENT
WW	WASTE WATER EASEMENT
WME	WALL MAINTENANCE EASEMENT
HBE	HIKE & BIKE TRAIL EASEMENT
VAM	VISIBILITY, ACCESS & MAINTENANCE EASEMENT
	EASEMENT AREAS TO BE ABANDONED BY THIS PLAT
(BTP)	BY THIS PLAT
(TBA)	TO BE ABANDONED BY THIS PLAT
R.O.W.	RIGHT-OF-WAY
Min. FF	MINIMUM FINISH FLOOR ELEVATION
BL	BUILDING LINE
◀▶	STREET NAME CHANGE
℄	CENTERLINE
Ⓐ	BLOCK DESIGNATION
▶	STREET FRONTAGE
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY
FIRM	FLOOD INSURANCE RATE MAP
NTS	NOT TO SCALE
(DRDCT)	DEED RECORDS, DENTON COUNTY, TEXAS
(MRDCT)	MAP RECORDS, DENTON COUNTY, TEXAS
(OPRDCT)	OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS

NOTES:
1. 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.
2. Flood Plain exists on this site per FEMA Panel 48121C0560G, dated 4-18-11.
3. All corners are 1/2 inch iron pins with yellow plastic caps stamped "SPIARSENG" unless otherwise noted.
4. Front building line is reduced from 25' to 20' per Zoning Ordinance 4.07.02(J).
5. Lot 29 & 30, Block E are to be owned and maintained by the H.O.A. These lots are for landscape and screening wall purposes only.
6. The screening wall shall be owned and maintained by H.O.A.. Retaining walls shall be maintained by the respective property owner.
7. A large 3 1/2" caliper tree shall be planted a maximum of 35' on centers within the right-of-way parkway. (See Lot Frontage Detail)
8. There are no protected trees on this site.
9. 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.
10. Where a "J-swing" garage is not utilized the face of the garage shall be setback a minimum of 25 feet from the property line.
11. The required landscape edge along FM 423 and Lone Star Ranch Parkway shall not be encumbered by utilities which would encroach upon landscaping required by the City's Subdivision regulations.
12. Development standards of this plat shall comply with Zoning Ord. 11-04-09.



LOT FRONTAGE DETAIL

CITY PROJECT NO. FP 12-0033
FINAL PLAT

HIGHLAND RIDGE PHASE 2

53 RESIDENTIAL LOTS DEVELOPED TO PH STANDARDS & 2 HOA LOTS (8.3827 Ac.)
22.8748 ACRES OUT OF THE
D. LAWHORN SURVEY, ABSTRACT NO. 727
CITY OF FRISCO, DENTON COUNTY, TEXAS

Owner
PULTE HOMES OF TEXAS, L.P.
4800 Regent Blvd., Ste. 100
Irving, TX 75063
Telephone (972) 304-2800

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

SHEET 1 OF 2
Scale 1"=100' December 7, 2012
SEI JOB # 12-054

Drawing: G:\2012 JOBS\12-054 Highland Ridge Phase 2\12-054-plat.dwg Saved By: Edwin Save Time: 12/20/2012 2:09:14 PM Plotted by: Edwin Plot Date: 12/20/2012 4:21 PM

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DENTON §

WHEREAS PULTE HOMES OF TEXAS L.P. is the owner of a tract of land situated in the D. Lawhorn Survey, Abstract No. 727, City of Frisco, Denton County, Texas and being all of a tract of land described in deed to PULTE HOMES OF TEXAS L.P., as recorded under Instrument No. 2011-48835, Deed Records, Denton County, Texas, and being more particularly described as follows:

COMMENCING at a 1/2" iron rod with a yellow cap stamped "SpiarsEng" found at the intersection of the East line of F.M. 423, a variable width public right-of-way, with the future centerline of Lone Star Ranch Parkway, a proposed 120 foot wide public right-of-way, said point being at the Southwest corner of said Pulte Homes Of Texas, L.P. tract,

THENCE North 00°48'47" West, along the common line of said F.M. 423 a distance of 110.00 feet to the Point Of Beginning;

THENCE North 00°48'47" West, along the common line of said F.M. 423 and said Pulte Homes Of Texas, L.P. tract, a distance of 716.41 feet to a 1/2" iron rod with a yellow cap stamped "SpiarsEng" set in the East line of said F.M. 423 at the common West corner of said Pulte Homes Of Texas, L.P. tract and a tract of land to the United States of America described as Tract G-619-B, from which a 5/8" iron rod with a plastic cap stamped "Carter Burgess" found for reference bears North 12°29'43" West, a distance of 0.79 feet;

THENCE North 72°33'19" East, along the common line of said Pulte Homes Of Texas, L.P. tract and said United States of America tract, a distance of 199.45 to a point for corner, from which a broken concrete monument found for reference bears North 23°35'32" East, a distance of 1.05 feet;

THENCE North 57°51'46" East, continuing along the common line of said Pulte Homes Of Texas, L.P. tract and said United States of America tract, a distance of 1,198.75 feet to a concrete monument found for corner said point being on a northwesterly line of Highland Ridge Phase 1 as recorded in Document No. 2012-96, Plat Records, Denton County, Texas;

THENCE continuing along the said northwesterly line of said Highland Ridge Phase 1 as follows:

THENCE South 13°02'31" East, a distance of 265.82 feet to a 1/2" iron rod with a yellow cap stamped "SpiarsEng" found for corner;

THENCE South 14°04'15" West, a distance of 69.82 feet to a 1/2" iron rod with a yellow cap stamped "SpiarsEng" found for corner said point being on the west line of Dunhill Lane (an 60' right-of-way) as dedicated by said plat Highland Ridge Phase 1;

THENCE South 39°07'20" East, along said west line of Dunhill Lane a distance of 64.70 feet to a 1/2" iron rod with a yellow cap stamped "SpiarsEng" found for corner;

THENCE South 51°04'07" West, a distance of 120.00 feet to a 1/2" iron rod with a yellow cap stamped "SpiarsEng" found for corner;

THENCE South 39°07'20" East, a distance of 267.00 feet to a 1/2" iron rod with a yellow cap stamped "SpiarsEng" found for corner on the north line of Berry Ridge Lane (an 60' right-of-way) as dedicates by said plat Highland Ridge Phase 1);

THENCE South 51°04'07" West, along the north line of Berry Ridge Lane a distance of 110.00 feet to a 1/2" iron rod with a yellow cap stamped "SpiarsEng" found for corner;

THENCE North 84°01'37" West, a distance of 14.17 feet to a 1/2" iron rod with a yellow cap stamped "SpiarsEng" found for corner to a point on the east line of View Meadow Lane (an 60' right-of-way) as dedicated by said plat Highland Ridge Phase 1;

THENCE North 39°07'20" West, a distance of 110.20 feet to a 1/2" iron rod with a yellow cap stamped "SpiarsEng" found for corner;

THENCE South 50°52'40" West, a distance of 60.00 feet to a 1/2" iron rod with a yellow cap stamped "SpiarsEng" found for corner;

THENCE South 51°49'56" West, a distance of 137.77 feet to a 1/2" iron rod with a yellow cap stamped "SpiarsEng" found for corner;

THENCE South 60°52'21" West, a distance of 65.43 feet to a 1/2" iron rod with a yellow cap stamped "SpiarsEng" found for corner;

THENCE South 62°07'33" West, a distance of 263.99 feet to a 1/2" iron rod with a yellow cap stamped "SpiarsEng" found for corner;

THENCE South 49°37'12" West, a distance of 161.90 feet to a 1/2" iron rod with a yellow cap stamped "SpiarsEng" found for corner;

THENCE South 40°22'48" East, a distance of 120.00 feet to a 1/2" iron rod with a yellow cap stamped "SpiarsEng" found for corner said point on the north line of said Berry Ridge Lane;

THENCE South 49°37'12" West, along said north line of Berry Ridge Lane a distance of 27.03 feet to a 1/2" iron rod with a yellow cap stamped "SpiarsEng" found for corner;

THENCE South 40°22'48" East, a distance of 60.00 feet to a 1/2" iron rod with a yellow cap stamped "SpiarsEng" found for corner;

THENCE South 85°22'48" East, a distance of 14.14 feet to a 1/2" iron rod with a yellow cap stamped "SpiarsEng" found for corner said point on the west line of Emerald View Drive (an 60' right-of-way) as dedicated by plat Highland Ridge Phase 1;

THENCE South 40°22'48" East, along said Emerald View Drive a distance of 27.54 feet to a 1/2" iron rod with a yellow cap stamped "SpiarsEng" found for corner said point being the beginning of a curve to the right having a Radius of 270.00 feet, a Delta of 07°06'33", and a Chord Bearing and Chord Distance of South 36°49'32" East, 33.48 feet;

THENCE in a southwesterly direction along said curve to the right a distance of 33.50 feet to a 1/2" iron rod with a yellow cap stamped "SpiarsEng" found for corner;

THENCE South 33°16'15" East, a distance of 76.16 feet to a 1/2" iron rod with a yellow cap stamped "SpiarsEng" found for corner;

THENCE South 12°55'55" West, a distance of 11.21 feet to a 1/2" iron rod with a yellow cap stamped "SpiarsEng" found for corner;

THENCE South 62°54'06" West, a distance of 161.17 feet to a 1/2" iron rod with a yellow cap stamped "SpiarsEng" found for corner said point being the beginning of a curve to the left having a Radius of 989.65 feet, a Delta of 18°26'50", and a Chord Bearing and Chord Distance of South 77°29'38" West, 317.26 feet;

THENCE in a southwesterly direction along said curve to the left a distance of 318.63 feet to a 1/2" iron rod with a yellow cap stamped "SpiarsEng" found for corner;

THENCE North 87°03'41" West, a distance of 149.63 feet to a 1/2" iron rod with a yellow cap stamped "SpiarsEng" found for corner;

THENCE South 89°34'50" West, a distance of 98.66 feet to a 1/2" iron rod with a yellow cap stamped "SpiarsEng" found for corner said point being the beginning of a curve to the left having a Radius of 52.00 feet, a Delta of 84°52'56", and a Chord Bearing and Chord Distance of North 48°22'43" West, 70.18 feet;

THENCE in a northwesterly direction along said curve to the left a distance of 77.04 feet to a 1/2" iron rod with a yellow cap stamped "SpiarsEng" found for corner;

THENCE South 00°49'11" East, a distance of 62.00 feet to a 1/2" iron rod with a yellow cap stamped "SpiarsEng" found for corner said point on the north line of Lone Star Ranch Parkway (a future 140' right-of-way at this point) as dedicated by plat Highland Ridge Phase 1;

THENCE South 89°34'50" West along said north line of Lone Star Ranch Parkway a distance of 10.09 feet to a 1/2" iron rod with a yellow cap stamped "SpiarsEng" found for corner;

THENCE North 45°36'59" West a distance of 56.76 feet to the Point Of Beginning with the subject tract containing 996,426 square feet of 22.8748 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT PULTE HOMES OF TEXAS L.P. acting herein by and through its duly authorized officers, does hereby certify and adopt this plat designating the herein above described property as Highland Ridge Phase 2, an addition to the City of Frisco, and does hereby dedicate to the public use forever, the streets and alleys shown thereon. The PULTE HOMES OF TEXAS L.P. does herein certify 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.

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 _____, 2013.

PULTE HOMES OF HOME, LP
Its: Managing General Partner

BY: _____

Clint Vincent
Vice President Of Land Development

NOTARY CERTIFICATE

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 Clint Vincent, Vice President of Land Development of Pulte Homes Of Texas L.P., 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 _____, 2013.

_____
Notary Public, State of Texas

SURVEYOR'S CERTIFICATE

Know All Men By These Presents:

That I, Darren K. Brown, 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 _____, 2013.

_____
Darren K. Brown, Registered Professional Land
Surveyor Texas No. 5252

STATE OF TEXAS · REGISTERED · DARREN K. BROWN · 5252 · PROFESSIONAL · LAND SURVEYOR

NOTARY CERTIFICATE

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 Darren K. Brown, 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 _____, 2013.

_____
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.

VISIBILITY, ACCESS AND MAINTENANCE EASEMENT (VAM)

The area or areas shown on the plat as "VAM" (Visibility, Access and Maintenance) Easement(s) are hereby given and granted to the City of Frisco (City), its successors and assigns, as an easement to provide visibility, right of access, and maintenance upon and across said VAM Easement. The City shall have the right, but not the obligation, to maintain all landscaping within the VAM Easement. Should the City exercise this maintenance right it shall be permitted to remove and dispose of any and all landscaping improvements, including without limitation, any trees, shrubs, flowers, ground cover, structure and/or fixtures. The City in its sole discretion may withdraw maintenance of the VAM Easement at any time. The ultimate maintenance responsibility for the VAM Easement shall rest with the property owner(s). No building, fence, wall, screen, berm, sign, parking stall, drive aisle, driveway, hedge, shrub, tree or other improvements or growths, which in any way endanger or interfere with the visibility, shall be constructed in, on, over or across the VAM Easement. The City shall also have the right, but not the obligation, to add any landscape improvements to the VAM Easement, to erect any traffic control devices or signs on the VAM Easement and to remove any obstruction thereon. The City, its successors, assigns, or agents shall have the right and privilege at all times to enter upon the VAM Easement or any part thereof for the purposes and with all rights and privileges set forth herein.

Line Table

Line #	Length	Direction
L1	24.65'	S50°38'45"E
L2	60.79'	N08°30'09"W
L3	14.14'	S05°52'40"W
L4	14.14'	S84°07'20"E
L5	14.14'	N44°11'13"E
L6	14.14'	S45°48'47"E
L7	13.43'	S08°40'34"W
L8	14.82'	S81°19'26"E
L9	19.00'	N88°20'25"E
L10	18.96'	N49°37'12"E
L11	18.96'	N49°37'12"E
L12	18.96'	N49°37'12"E
L13	16.76'	S00°48'47"E
L14	14.77'	N39°07'20"W
L15	15.00'	N79°05'25"E
L16	15.93'	S39°07'20"E
L17	15.00'	N50°52'40"E
L18	28.78'	S39°07'20"E
L19	23.28'	N15°03'49"E
L20	59.10'	N00°48'47"W
L21	72.27'	N00°48'47"W
L22	15.00'	S45°48'47"E
L23	27.43'	S45°48'47"E
L24	271.11'	N89°11'13"E
L25	264.89'	N89°11'13"E

Curve Table

Curve #	Radius	Delta	Tangent	Length	Chord Bearing	Chord
C1	500.00'	39°34'01"	179.85'	345.29'	N69°24'12"E	338.47'
C2	200.00'	43°13'02"	79.22'	150.86'	N67°34'41"E	147.31'
C3	285.00'	23°17'11"	58.73'	115.83'	S57°36'46"W	115.03'
C4	450.00'	18°22'41"	72.80'	144.34'	N60°04'00"E	143.72'
C5	530.00'	39°34'01"	190.64'	366.00'	N69°24'12"E	358.77'
C6	470.00'	39°34'01"	169.06'	324.57'	N69°24'12"E	318.16'
C7	60.00'	157°06'53"	296.43'	164.53'	S45°48'47"E	117.61'
C8	60.00'	167°14'57"	536.99'	175.14'	S82°48'42"W	119.26'
C9	170.00'	42°52'23"	66.75'	127.21'	N67°45'07"E	124.26'
C10	230.00'	43°13'02"	91.10'	173.49'	N67°34'41"E	169.40'
C11	315.00'	23°17'11"	64.91'	128.02'	S57°36'46"W	127.14'
C12	255.00'	23°17'11"	52.54'	103.64'	S57°36'46"W	102.93'
C13	420.00'	18°22'41"	67.94'	134.72'	N60°04'00"E	134.14'
C14	480.00'	18°22'41"	77.65'	153.96'	N60°04'00"E	153.30'
C15	60.00'	129°09'45"	126.25'	135.26'	S25°27'32"W	108.38'
C16	60.00'	96°39'31"	67.41'	101.22'	S71°15'17"W	89.64'
C17	192.50'	16°24'24"	27.75'	55.12'	N02°42'23"W	54.93'
C18	207.50'	16°19'52"	29.77'	59.14'	N02°44'39"W	58.94'

CERTIFICATE OF APPROVAL

Approved this _____ day of _____, 2013 by the Planning & Zoning Commission of the City of Frisco, Texas.

_____ Planning & Zoning Commission Chairperson

_____ Planning & Zoning Commission Secretary

_____ City Secretary

CITY PROJECT NO. FP 12-0033

FINAL PLAT

HIGHLAND RIDGE PHASE 2

53 RESIDENTIAL LOTS DEVELOPED TO PH STANDARDS & 2 HOA LOTS (8.3827 Ac.)
22.8748 ACRES OUT OF THE
D. LAWHORN SURVEY, ABSTRACT NO. 727
CITY OF FRISCO, DENTON COUNTY, TEXAS

Owner
PULTE HOMES OF TEXAS, L.P.
4800 Regent Blvd., Ste. 100
Irving, TX 75063
Telephone (972) 304-2800

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

Drawing: G:\2012 JOBS\12-054 Highland Ridge Phase 2\12-054-plat.dwg Saved By: Edavis Save Time: 12/20/2012 2:09:14 PM
Plotted by: Ghease Plot Date: 12/20/2012 4:23 PM