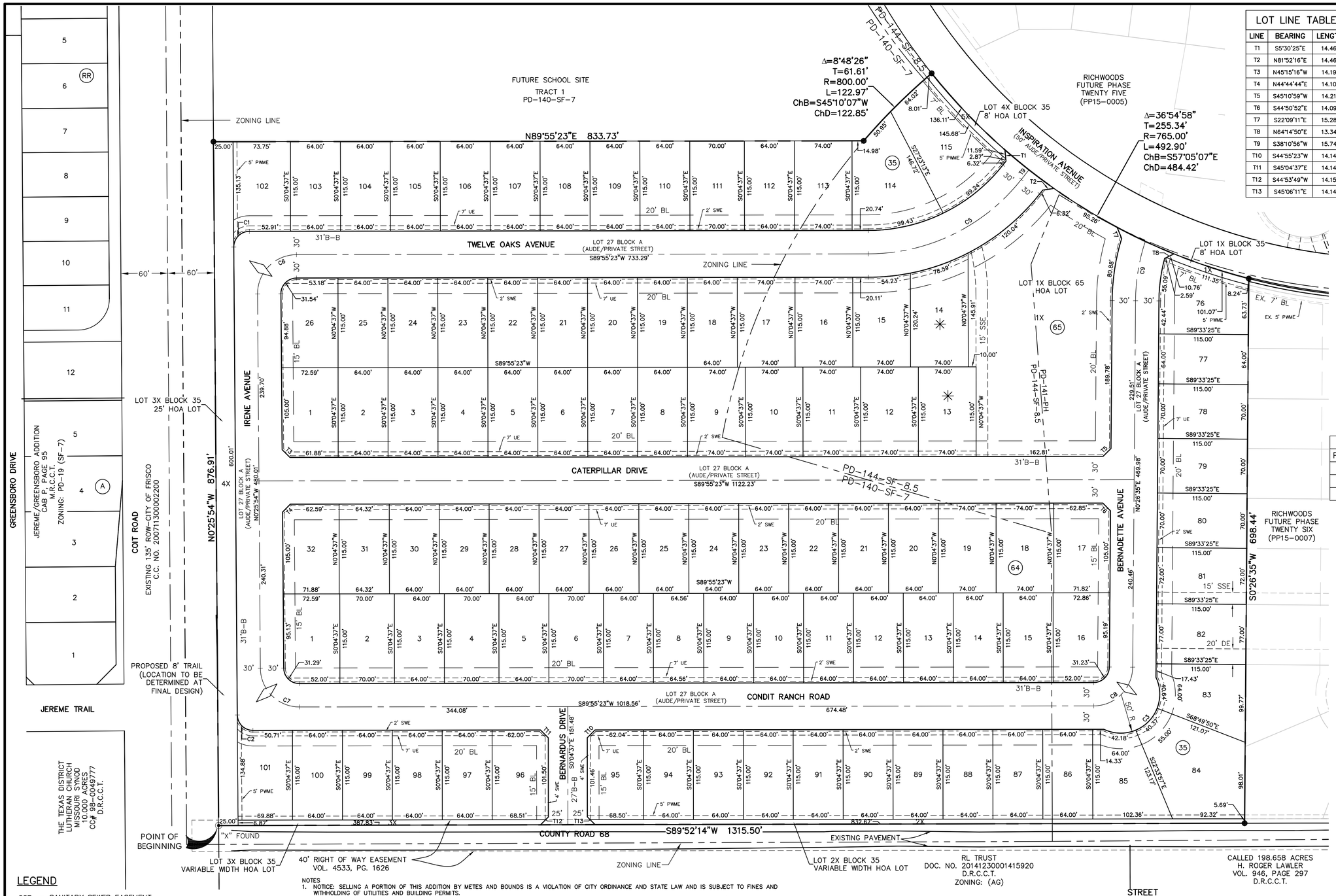
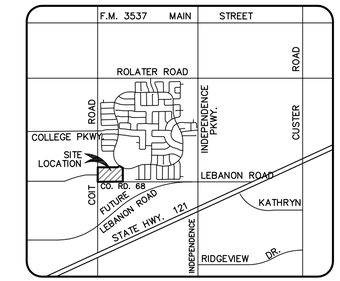


LOT LINE TABLE		
LINE	BEARING	LENGTH
T1	S5°30'25"E	14.46'
T2	N81°52'16"E	14.46'
T3	N45°15'16"W	14.19'
T4	N44°44'44"E	14.10'
T5	S45°10'59"W	14.21'
T6	S44°50'52"E	14.09'
T7	S22°09'11"E	15.28'
T8	N64°14'50"E	13.34'
T9	S38°10'56"W	15.74'
T10	S44°55'23"W	14.14'
T11	S45°04'37"E	14.14'
T12	S44°53'49"W	14.15'
T13	S45°06'11"E	14.14'



LOCATION MAP
N.T.S.

GRAPHIC SCALE

60 30 0 60 180

(IN FEET)
1 inch = 60 ft.

PHASE NO.	NO. OF LOTS	DEVELOPED AT SF – 8.5	DEVELOPED AT SF – 7
27	98	14	84
TOTAL	98	14	84

LOT COUNT BY ZONING CATEGORY

84 RESIDENTIAL LOTS DEVELOPED AT SF–7
14 RESIDENTIAL LOTS DEVELOPED AT SF–8.5
TOTAL RESIDENTIAL LOTS = 98

6 HOA LOTS (2.014 ACRES)
1 PRIVATE STREET LOT (STREETS) (6.05 ACRES)

98 RESIDENTIAL LOTS
6 HOMEOWNERS' ASSOCIATION LOTS
1 PRIVATE STREET LOT
105 TOTAL ~ 25.969 ACRES

DENSITY = 3.8 UNITS/ACRE (98/25.969 ACRES)

PP15–0007
PRELIMINARY PLAT
RICHWOODS
PHASE TWENTY SEVEN

84 SINGLE FAMILY–SF–7 LOTS
14 SINGLE FAMILY–SF–8.5 LOTS
6 HOMEOWNER ASSOCIATION LOTS (2.014 ACRES)
1 PRIVATE STREET LOT
25.969 ACRES

AN ADDITION TO THE CITY OF FRISCO
TOLA DUNN SURVEY ~ ABSTRACT NO. 261
COLLIN COUNTY, TEXAS

MARCH 2015 SCALE: 1"=60'

OWNER/DEVELOPER
RICHWOODS WEST LAND, LP
4050 W. PARK BOULEVARD,
PLANO, TEXAS 75093
PH: 214–619–2930
FAX: 214–619–1098
CONTACT: DANIEL WALSH

ENGINEER/SURVEYOR
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.

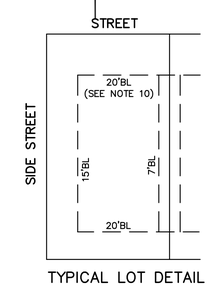
LEGEND

SSE = SANITARY SEWER EASEMENT
SWE = SIDEWALK EASEMENT
PWME = PRIVATE WALL AND WALL MAINTENANCE EASEMENT
BL = BUILDING LINE
AUDE = ACCESS, UTILITY AND DRAINAGE EASEMENT
DE = 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

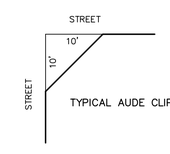
NOTES

1. 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. BLOCK 35, LOTS 1X, 2X, 3X, 4X & 5X; BLOCK 65, LOT 1X SHALL BE OWNED AND MAINTAINED BY H.O.A. SCREEN WALLS LOCATED WITHIN 5' PRIVATE WALL AND WALL MAINTENANCE EASEMENTS SHALL BE OWNED AND MAINTAINED BY THE H.O.A.
3. ALL LOT CORNERS ARE 1/2" IRON RODS SET WITH A "YELLOW PLASTIC CAP STAMPED "DAA" UNLESS OTHERWISE NOTED.
4. "X" CUTS SET IN CONCRETE STREET PAVING AT ALL INTERSECTION AND POINTS OF CURVATURE.
5. NO PORTION OF RESIDENTIAL LOTS ON THIS PROPERTY IS LOCATED WITHIN THE 100-YEAR FLOODPLAIN AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR COLLIN COUNTY, TEXAS MAP NO. 48085C0245J AND 48085C0360J DATED JUNE 2, 2009.
6. BEARINGS SHOWN HEREON ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE AS DETERMINED BY THE MONUMENTS (CM–1) AND (CM–2).
7. LOTS 113–115 BLOCK 35, LOTS 18–19 BLOCK 64 AND LOTS 9–17 BLOCK 65 SHALL COMPLY WITH PLANNED DEVELOPMENT–144–SF–8.5 AS WELL AS SPECIFIC USE PERMIT (S–201) AND COMPLY WITH ZONING ORDINANCE 11–04–09, AS AMENDED.
8. LOTS 86–112 BLOCK 35, LOTS 1–15, 20–32 BLOCK 64 AND LOTS 1–8, 18–26 BLOCK 65 SHALL COMPLY WITH PLANNED DEVELOPMENT–142–SF–7 AS WELL AS SPECIFIC USE PERMIT (S–201) AND COMPLY WITH ZONING ORDINANCE 11–04–09, AS AMENDED.
9. LOTS 76–85 BLOCK 35 AND LOTS 16–17 BLOCK 64 SHALL COMPLY WITH PLANNED DEVELOPMENT–141–PH AS WELL AS SPECIFIC USE PERMIT (S–201) AND COMPLY WITH ZONING ORDINANCE 11–04–09, AS AMENDED.
10. LOT 27 BLOCK A SHALL BE OWNED AND MAINTAINED BY THE H.O.A. AND SHALL BE FOR PRIVATE STREET PURPOSES IN ACCORDANCE WITH SPECIFIC USE PERMIT (S–201) AND CITY REGULATIONS.
11. SCREENING AND LANDSCAPING TO MATCH EXISTING PHASES.
12. 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.
13. DEVELOPER TO BUILD ALL SIDEWALKS IN AND ADJACENT TO HOA LOTS.
14. TREE SURVEY: THERE ARE NO PROTECTED TREES ON THIS SITE.
15. WHERE A "J–SWING" GARAGE IS UTILIZED, THE FACE OF THE GARAGE SHALL BE SET BACK A MINIMUM OF 25 FEET FROM THE PROPERTY LINE.
16. REFERENCE SECTION 4.07.02(J) OF ZONING ORDINANCE 11–04–09, AS AMENDED FOR THE REDUCTION OF THE FRONT SETBACK WITH REQUIRED STREET TREES.
17. BLOCK 35 LOTS ADJACENT TO CR 68 ARE NOT REQUIRED TO MEET CITY SCREEN WALL STANDARDS AS FUTURE LEBANON ROAD AND CR 68 WILL "T" INTERSECT OFF THIS PROPERTY.
18. THE REQUIRED HOA LANDSCAPE EDGE ALONG COIT ROAD SHALL NOT BE ENCUMBERED BY ANY UTILITIES.
19. ✳ LOTS ADJACENT TO LOT 1X BLOCK 65 SHALL BE SUBJECT TO OPEN FENCING REQUIREMENTS SET FORTH BY THE CITY OF FRISCO.
20. NO FRONT OR SIDE DRIVEWAY ACCESS TO 27' B–B STREETS.

LOT CURVE TABLE					
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C1	90°21'17"	20.00'	20.12'	31.54'	S44°44'44"W 28.37'
C2	89°38'41"	20.00'	19.88'	31.29'	S45°15'17"E 28.20'
C3	141°09'50"	50.00'	141.84'	123.19'	N45°10'59"E 94.31'
C5	51°44'27"	250.00'	121.23'	225.76'	N64°03'09"E 218.17'
C6	90°21'17"	50.00'	50.31'	78.85'	S44°44'44"W 70.93'
C7	89°38'43"	50.00'	49.69'	78.23'	S45°15'16"E 70.49'
C8	89°26'48"	50.00'	49.55'	78.09'	N45°10'59"E 70.39'
C9	17°44'12"	250.00'	39.01'	77.39'	S9°18'41"W 77.08'



TYPICAL LOT DETAIL
FOR SF–8.5 & SF–7



TYPICAL AUDE CLIP

REVISED: JULY 20, 2015

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OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS, RICHWOODS WEST LAND, LP is the owner of a tract of land situated in the TOLA DUNN SURVEY, ABSTRACT NO. 261, City of Frisco, Collin County, Texas and being part of that tract of land described in Deed to Richwoods West Land, LP, as recorded in Document No. 20121229001655700, Deed Records, Collin County, Texas and being more particularly described as follows:

BEGINNING at a "X" cut in concrete found at the intersection of the north line of County Road 68, and east line of Coit Road, said "X" cut being located at the southwest corner of said Richwoods West Land, LP tract;

THENCE North 00 degrees 25 minutes 54 seconds West, with the common west line of said Richwoods West Land, LP and east line of said Coit Road, a distance of 876.91 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

THENCE North 89 degrees 55 minutes 23 seconds East, leaving said common line, a distance of 833.73 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner at the beginning of a non-tangent curve to the right having a central angle 08 degrees 48 minutes 26 seconds, a radius of 800.00 feet and a chord bearing and distance of North 45 degrees 10 minutes 07 seconds East, 122.85 feet;

THENCE With said curve to the right, an arc distance of 122.97 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set in the common northeast line of said Richwoods West Land, LP tract and southwest line of a tract of land described as Tract 2 in Deed to Richwoods Development, LLC, as recorded in Document Number 20141114001246530, Deed Records, Collin County, Texas, said point being at the beginning of a curve to the left having a central angle 36 degrees 54 minutes 58 seconds, a radius of 765.00 feet and a chord bearing and distance of South 57 degrees 05 minutes 07 seconds East, 484.42 feet;

THENCE With said curve to the left and said common line, an arc distance of 492.90 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

THENCE South 00 degrees 26 minutes 35 seconds West, leaving said common line, a distance of 698.44 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set in the above mentioned north line of County Road 68;

THENCE South 89 degrees 52 minutes 14 seconds West, with said north line, a distance of 1,315.50 feet to the POINT OF BEGINNING and containing 25.969 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT RICHWOODS WEST LAND, LP, a Texas liability company, acting herein by and through its duly authorized officers, does hereby certify and adopt this plat designating the hereinabove described property as RICHWOODS PHASE TWENTY SEVEN, 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 Homeowners' 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 owners' 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.

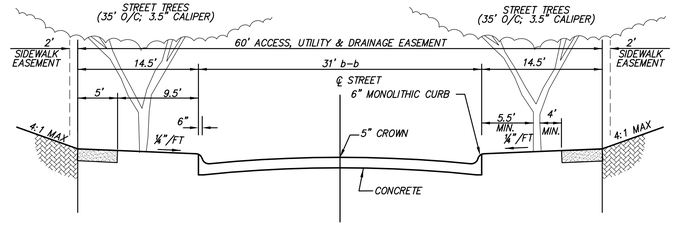
9. The owners of property within this subdivision hereby agree and recognize that the entire subdivision is benefited by the City allowing the owners to maintain and control access to the private streets shown hereon, and that the City is benefited by having the value of the property enhanced for ad 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 impeded 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 (Owner Name), 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 (Owner Name), 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.

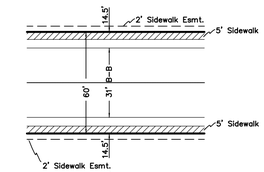
13. The undersigned covenants and agrees that he (they) shall construct upon the fire lane easements, as dedicated and shown hereon, a fire apparatus access road in accordance with the Fire Code and City standards and that he (they) shall maintain the same in a state of good repair at all times in accordance with City Ordinance. The fire lane easement for the fire apparatus access road shall be kept free of obstructions in accordance with City Ordinance. The maintenance of pavement in accordance to City Ordinance of the fire lane easements is the responsibility of the owner. The owner shall identify the fire apparatus access road in accordance with City Ordinance. The Chief of Police or his/her duly authorized representative is hereby authorized to cause such fire lane and utility easements to be maintained free and unobstructed at all times for fire department and emergency use.



TYPICAL PAVEMENT SECTION

N.T.S.

31' B-B STREETS



TYPICAL 31' B-B STREET
(NOT TO SCALE)

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

WITNESS, my hand, this day of _____, 2015.

Richwoods Development, LLC,
a Texas limited liability company

By: Landon Family Investments, LP,
sole member

By: Landon Management Services, LLC,
it's general partner

_____
By: Dan Walsh, Vice President

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 Dan Walsh, Vice President of Landon Management Services, LLC, general partner of Landon Family Investments, LP, sole member of Richwoods West Land, LP, 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 _____, 2015.

_____
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.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED, VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

_____
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 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 _____, 2015.

_____
Notary Public in and for the State of Texas

CERTIFICATE OF APPROVAL

Approved this _____ day of _____, 2015 by the Planning & Zoning Commission of the City of Frisco, Texas.

_____ _____
Planning & Zoning Commission Chairperson

_____
Planning & Zoning Commission Secretary

_____
City Secretary

PP15-0007
PRELIMINARY PLAT
RICHWOODS
PHASE TWENTY SEVEN
84 SINGLE FAMILY-SF-7 LOTS
14 SINGLE FAMILY-SF-8.5 LOTS
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MARCH 2015 SCALE: 1"=60'

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4050 W. PARK BOULEVARD,
PLANO, TEXAS 75093
PH: 214-619-2930
FAX: 214-619-1098
CONTACT: DANIEL WALSH

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CONTACT : COLIN HELFFRICH, P.E.

REVISED: JULY 20, 2015

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