FLOOD STATEMENT: According to Community Panel No. 48085C0270G, dated January 19 1996 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Collin County, Federal Emergency Management Agency, Federal Insurance Administration, this property is within Flood Zone X, which is not a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

Notes :

1.) All corners are 5/8" iron rods set with a plastic cap stamped "KHA" unless otherwise noted.

2.) 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.

3.) The thoroughfare alignment(s) shown on this exhibit are for illustration purposes and does not set the alignment. the alignment is determined at the time of final plat.

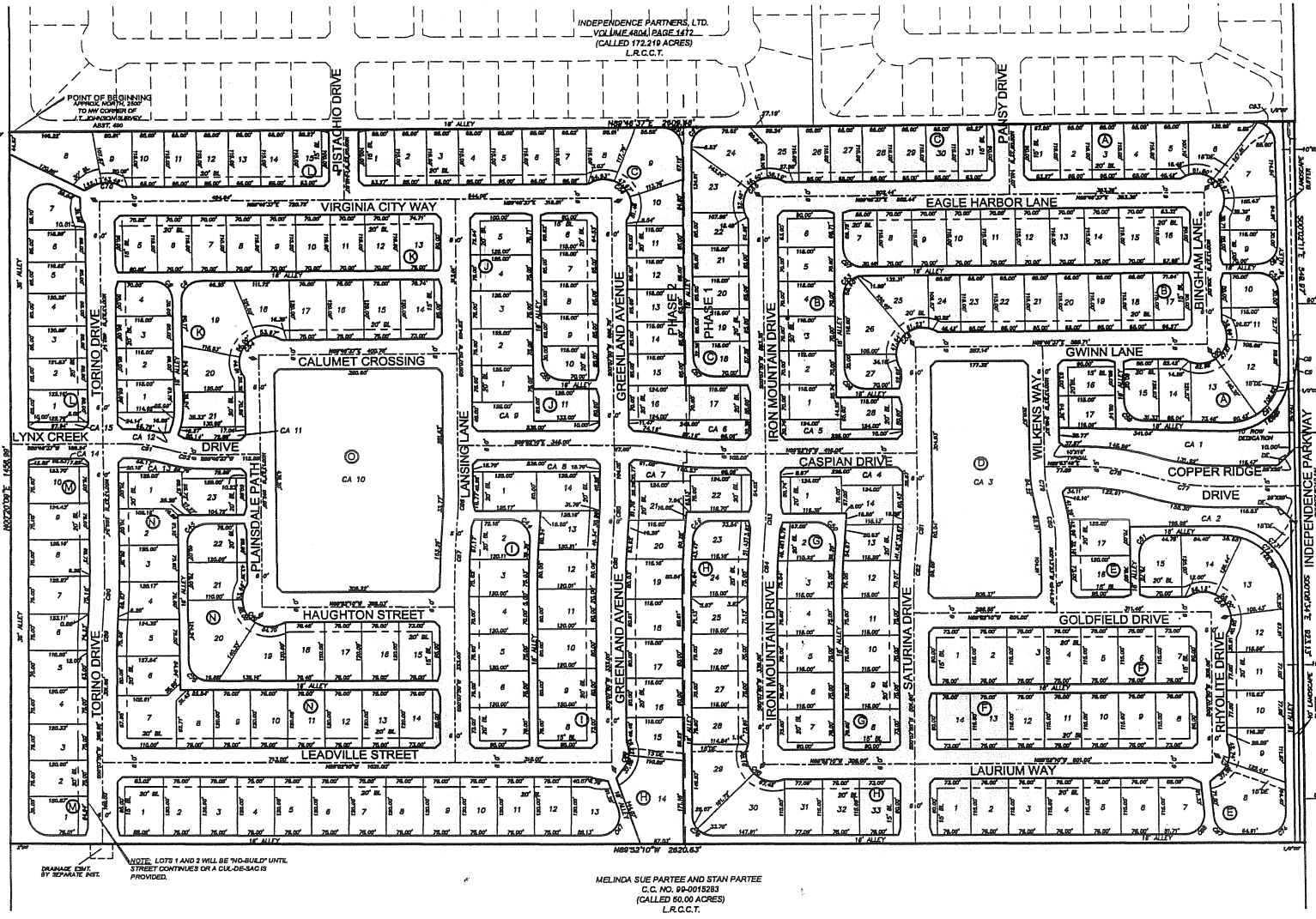
4.) All common areas and open space to be conveyed to and maintained by the H.O.A.

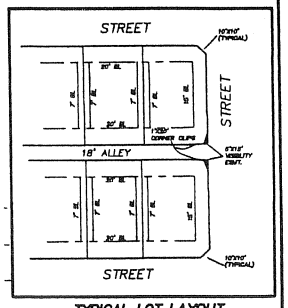
5.) There shall be a second point of access dedicated before the recordation of the Phase 2 Final Plat.

LEGEND
IRF = IRON ROD FOUND
IRS = IRON ROD W/ CAP SET
IRF = IRON ROD FOUND
IPS = IRON PIPE FOUND
WE = WATER EASEMENT
DE = DRAINAGE EASEMENT
SSE = SANITARY SEWER EASEMENT
UE = UTILITY EASEMENT
SWE = SIDEWALK EASEMENT
CA = COMMON AREA
◊ = STREET NAME CHANGE

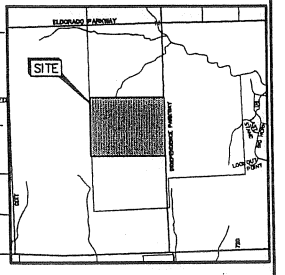
PD-SF-5	
BLOCK / LOT	NO. OF LOTS
BLK "A" LOTS 1-17	17
BLK "B" LOTS 1-28	28
BLK "C" LOTS 1-31	31
BLK "J" LOTS 8-11	6
BLK "K" LOTS 1-13	13
BLK "L" LOTS 1-15	15
TOTAL	109

PD-SF-4	
BLK "E" LOTS 1-17	17
BLK "F" LOTS 1-14	14
BLK "G" LOTS 1-14	14
BLK "H" LOTS 1-33	33
BLK "I" LOTS 1-14	14
BLK "J" LOTS 1-5	5
BLK "K" LOTS 14-21	8
BLK "M" LOTS 1-10	10
BLK "N" LOTS 1-23	23
TOTAL	139





TYPICAL LOT LAYOUT
NTS



LOCATION MAP
N.T.S.

COMMON AREA LOTS	
COMMON AREA	AREA (ACRES)
1	30,030 (0.689)
2	26,832 (0.611)
3	100,799 (2.312)
4	7,432 (0.171)
5	7,431 (0.171)
6	8,553 (0.196)
7	6,568 (0.151)
8	6,553 (0.150)
9	9,810 (0.225)
10	153,810 (3.530)
11	3,474 (0.080)
12	4,114 (0.094)
13	5,612 (0.129)
14	2,114 (0.049)
15	1,756 (0.040)
TOTAL	373,870 (8.583)

TOTAL DENSITY 2.82 UNITS/ACRE

CITY OF FRISCO CASE NO. PP06-0014

PRELIMINARY PLAT

COPPER RIDGE

248 LOTS DEVELOPED AT
PLANNED DEVELOPMENT STANDARDS
ORDINANCE NO. 06-03-26
BEING 87.939 ACRES OUT OF
J.T. JOHNSON SURVEY ABSTRACT NO. 490
CITY OF FRISCO, COLLIN COUNTY, TEXAS

OWNER:
FRISCO INDEPENDENCE, L.P.
10960 RESEARCH ROAD
FRISCO, TX 75034
(214) 387-3993
CONTACT: CRAIG CURRY

SURVEYOR :
Kimley-Horn and Associates, Inc.
5500 Waste Boulevard, Suite 300
Plano, Texas 75025
Tel. No. 972-335-3580
Fax No. 972-335-3779

DATE : August 14, 2006 KHA JOB NO. 67252008 SHEET 1 OF 2

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PREVIOUSLY APPROVED PRELIMINARY PLAT