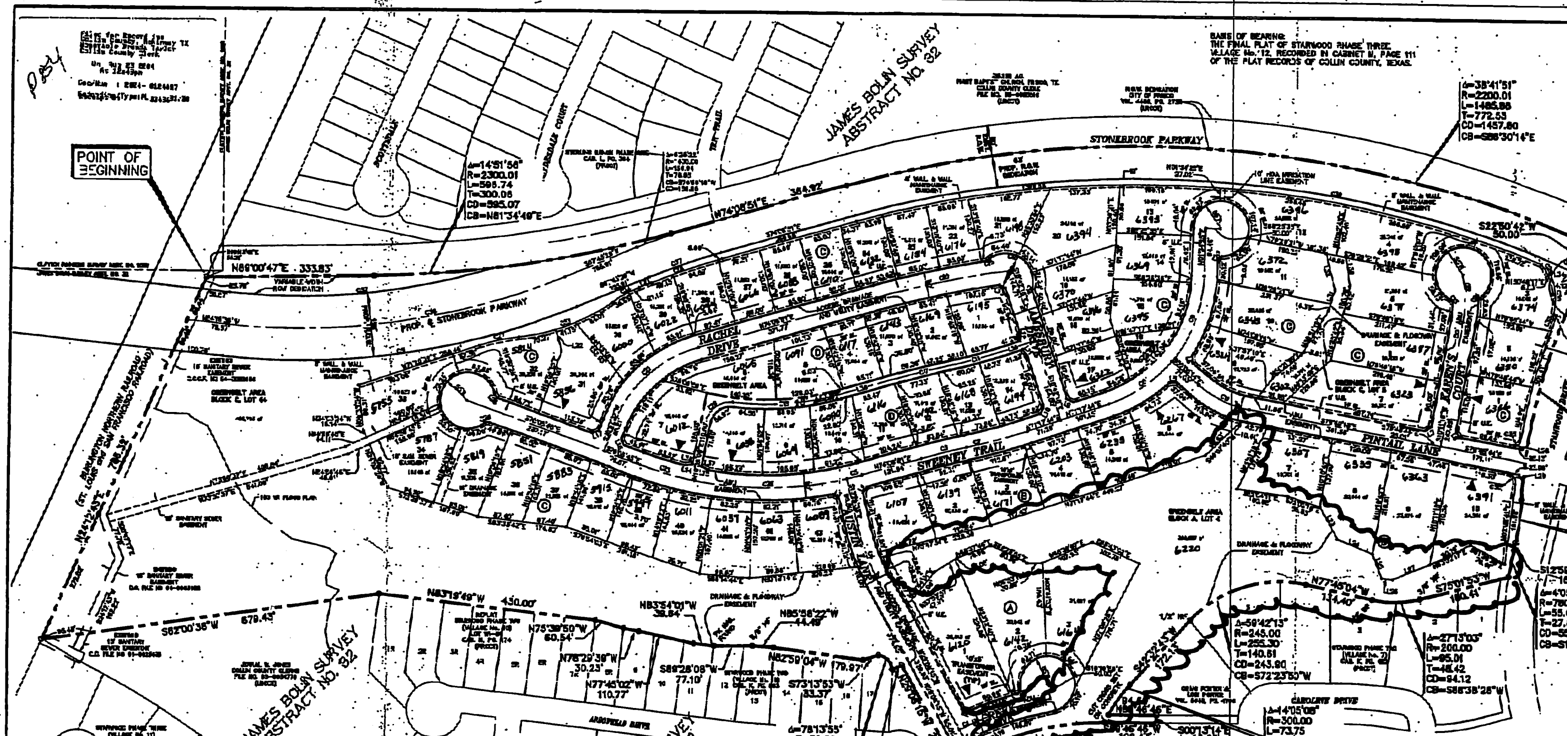
PREVIOUSLY RECORDED PLAT

Filed for Record in:
Collin County, McKinney TX
Honorable Brenda Taylor
Collin County Clerk

On Jul 23 2004
At 12:43pm

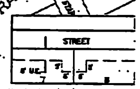
Doc/Num : 2004- 0124487



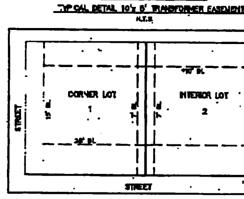
BASIS OF BEARING:
THE FINAL PLAT OF STARWOOD PHASE THREE, VILLAGE No. 12, RECORDED IN CABINET M, PAGE 111 OF THE PLAT RECORDS OF COLLIN COUNTY, TEXAS.

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH
C1	17°52'22"	615.00	191.84	56.71	S78°43'31"W	191.07
C3	83°22'19"	9.50	13.79	8.40	N32°23'29"E	12.61
C4	15°41'42"	457.00	123.27	62.02	S21°12'24"E	122.89
C5	2°24'36"	723.00	31.41	15.21	N77°22'09"E	31.41
C6	5°36'36"	1645.00	93.74	46.38	S73°46'59"W	93.73
C7	6°07'23"	1178.00	125.36	62.74	N74°21'25"E	125.30
C8	31°25'28"	275.00	150.87	77.38	N58°34'45"E	148.98
C9	38°17'21"	275.00	183.77	95.47	N20°43'05"E	180.37
C10	85°18'31"	9.50	14.26	8.56	S44°37'39"W	16.96
C11	29°44'04"	215.00	111.59	56.57	S64°58'46"E	111.15
C12	21°29'24"	250.00	93.77	47.44	N00°32'06"W	93.22
C13	64°35'29"	9.50	10.71	6.01	N30°48'40"W	10.16
C14	32°15'56"	9.50	5.35	2.75	S18°32'20"E	5.28
C15	31°30'09"	9.50	5.22	2.71	N64°45'57"E	5.21
C16	6°07'23"	1008.00	107.82	53.97	N74°21'25"E	107.78
C17	3°16'16"	1836.00	104.85	52.47	S73°46'59"W	104.83
C18	22°15'52"	563.00	217.78	110.74	N59°38'47"E	216.43
C19	89°45'29"	43.00	[illegible]	45.95	S53°31'50"W	66.73
C20	8°01'59"	1970.00	275.78	138.12	S78°09'25"W	275.50
C21	50°11'46"	255.00	223.07	125.16	S47°30'14"W	216.03
C22	24°20'26"	723.00	307.21	155.79	N58°47'35"E	301.43
C23	8°52'32"	723.00	112.00	56.11	S74°32'05"E	111.89
C24	51°53'21"	9.50	8.62	4.63	S56°25'55"W	8.33
C25	57°39'57"	9.50	9.56	5.23	S01°04'30"W	9.16
C26	57°39'57"	9.50	9.56	5.23	S41°15'50"E	9.15
C27	12°36'41"	350.00	77.04	38.68	S77°38'59"W	76.88
C28	6°25'22"	1325.00	148.53	74.34	S78°56'10"W	148.45
C29	12°43'27"	112.99	25.05	12.60	N80°27'27"W	25.04
C30	39°31'35"	115.65	79.75	41.56	N05°06'22"W	78.22
C31	27°57'55"	1463.00	714.07	364.30	N81°42'27"E	707.01
C32	22°56'18"	1337.00	527.46	267.21	N84°23'18"E	524.04
C33	88°42'56"	400.00	301.43	132.57	N69°35'55"E	196.34
C34	12°29'22"	280.00	61.33	30.52	S61°23'30"W	60.87
C35	38°37'27"	35.00	23.63	12.22	N54°35'32"E	22.64
C36	86°58'25"	23.00	20.36	16.37	S36°15'32"E	27.59
C37	6°25'22"	1337.00	149.87	75.02	N70°56'10"E	149.80
C38	27°57'55"	1403.00	685.32	349.41	N81°46'27"E	676.56
C39	39°18'47"	2137.00	1466.07	756.30	N86°16'54"W	1431.84
C40	144°46'54"	35.00	188.58	173.29	N58°45'47"W	104.85

LINE TABLE		
LINE	LENGTH	BEARING
L1	13.69	S17°49'19"W
L2	14.60	N72°21'32"W
L3	14.42	S37°17'36"E
L4	14.42	N80°29'57"E
L5	14.03	S07°37'52"E
L6	14.03	N87°41'23"E
L7	14.14	N59°17'59"E
L8	14.14	N54°48'44"W
L9	14.14	N63°42'16"W
L10	14.14	N26°17'44"E
L11	15.81	N07°08'22"W
L12	15.81	N00°36'21"W
L13	12.74	N63°42'16"W
L14	15.77	N03°56'58"E
L15	15.85	N41°56'22"W
L16	14.41	S24°34'04"E
L17	14.27	S25°20'36"W
L18	14.64	S72°13'24"E
L19	10.04	N89°18'15"W
L20	14.85	S16°30'22"W
L21	26.11	S57°43'29"W
L22	42.48	S16°49'41"E
L23	72.78	S25°49'56"E
L24	75.96	S67°27'44"E
L25	53.07	S26°48'34"E
L26	88.31	N84°30'39"W
L27	28.72	N65°07'14"E
L28	14.00	N56°02'08"E
L29	16.75	S27°18'44"E
L30	56.75	N08°26'13"W
L31	48.55	S18°49'39"W
L32	74.80	N84°46'20"W
L33	32.75	N80°21'08"E
L34	34.32	S28°23'34"W
L35	71.25	N71°17'44"E
L36	125.94	N74°08'51"E
L37	15.00	N15°22'45"E
L38	15.00	N11°55'31"E



TYPICAL DETAIL 10'x 5' TRANSFORMER EASEMENT
N.T.S.



SINGLE FAMILY-TYPE A LOT
N.T.S.

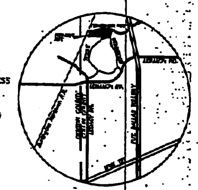
NOTE: IF THE REAR LOT LINE ABUTS A DEDICATED ALLEY, THE GARAGE DRIVE ENTRY, IF PROVIDED, MUST BE SETBACK A MINIMUM OF TWENTY (20) FEET.

NOTE:
1. STONEBROOK PARKWAY IS TO BE DEDICATED AS A PUBLIC RIGHT-OF-WAY; ALL OTHER STREETS AND ALLEYS ARE ACCESS DRAINAGE AND UTILITY EASEMENTS.
2. GREENBELT AREAS ARE TO BE OWNED & MAINTAINED BY THE H.O.A.
3. ALL CORNER ARE 5/8" IRON ROD SET WITH CAP STAMPED "HUITT-ZOLLARS" UNLESS NOTED OTHERWISE.

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.

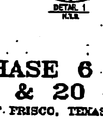
LEGEND

BL = BUILDING LINE
L.R.C.C.T. = LAND RECORDS COLLIN COUNTY, TEXAS
P.R.C.C.T. = PLAT RECORDS COLLIN COUNTY, TEXAS
U.E. = UTILITY EASEMENT
S.F. = SQUARE FEET
C.C. = COUNTY CLERK'S
4750 = STREET ADDRESS
▲ = STREET FRONTAGE
ADU EASEMENT = ACCESS, DRAINAGE AND UTILITY EASEMENT



LOCATION MAP
DALLAS MAPSCO PAGE 486-Q

LOT SUMMARY



DETAIL 1
N.T.S.

FINAL PLAT

STARWOOD PHASE 6 VILLAGES 19 & 20

AN ADDITION TO THE CITY OF FRISCO, TEXAS
BEING 64.058 ACRES
(67 RESIDENTIAL LOTS)
OUT OF THE
JAMES BOLIN SURVEY, ABSTRACT NO. 32
IN THE CITY OF FRISCO
COLLIN COUNTY, TEXAS

DATE: JULY 27, 2004

PREPARED FOR:
BLUE STAR LAND, L.P.
1400 PRESTON ROAD, SUITE 250
PLANO, TEXAS 75093
PHONE (972) 867-1888

PREPARED BY:
HUITT-ZOLLARS

HZI Proj. # 01-3262-01 SHEET 1 OF 2