

October 23, 2012

Preliminary Plat: Ridgeview at Panther Creek, Phases 2 & 3 (PP12-0022)
Owner(s): First Texas Homes, Inc. and MDC-Panther Creek, Ltd.

DESCRIPTION:

238 Single Family-7 lots and five Homeowners' Association lots on 80.5± acres on the west side of Coit Road, 2,500± feet north of Eldorado Parkway. Zoned Planned Development-205-Single Family-7. Neighborhood #8. SM

REMARKS:

Access: Access is provided from Panther Creek Parkway and Coit Road. Shiloh Road will connect Phase 3 with Panther Creek Parkway, and it will be partially on the City's property that is designated to be a future park. Therefore, one-half of the right-of-way will be dedicated by separate instrument prior to the submission of a final plat application.

Street Stubs: Cross access is provided to Ridgeview at Panther Creek, Phase 1 to the south. A future park will be located to the west.

Screening: A 20-foot landscape edge is provided along Panther Creek Parkway and a 15-foot landscape edge is provided along Coit Road. The landscape area along Panther Creek Parkway is wider than the required 10 feet due to encroaching easements. The required landscaping will be installed within a 10-foot area adjacent to the rear of the lots, which is not encumbered by easements. In addition to the landscaping, a six-foot masonry screening wall will be provided along these rights-of-way.

Tree Preservation: There are no protected trees on the site.

Landscape Plan: Landscape plans will be submitted with the construction plans.

Open Space: Open space is provided in accordance with the Planned Development-205 Zoning Exhibit (see attached).

Additional Information: The subdivision design and lot size variation within the development are in accordance with the Planned Development-205 Zoning Exhibit.

The preliminary plat requires Minor Waivers of the Subdivision Ordinance requirements. The following Minor Waivers have been granted in accordance with Section 9.01 of the Subdivision Ordinance:

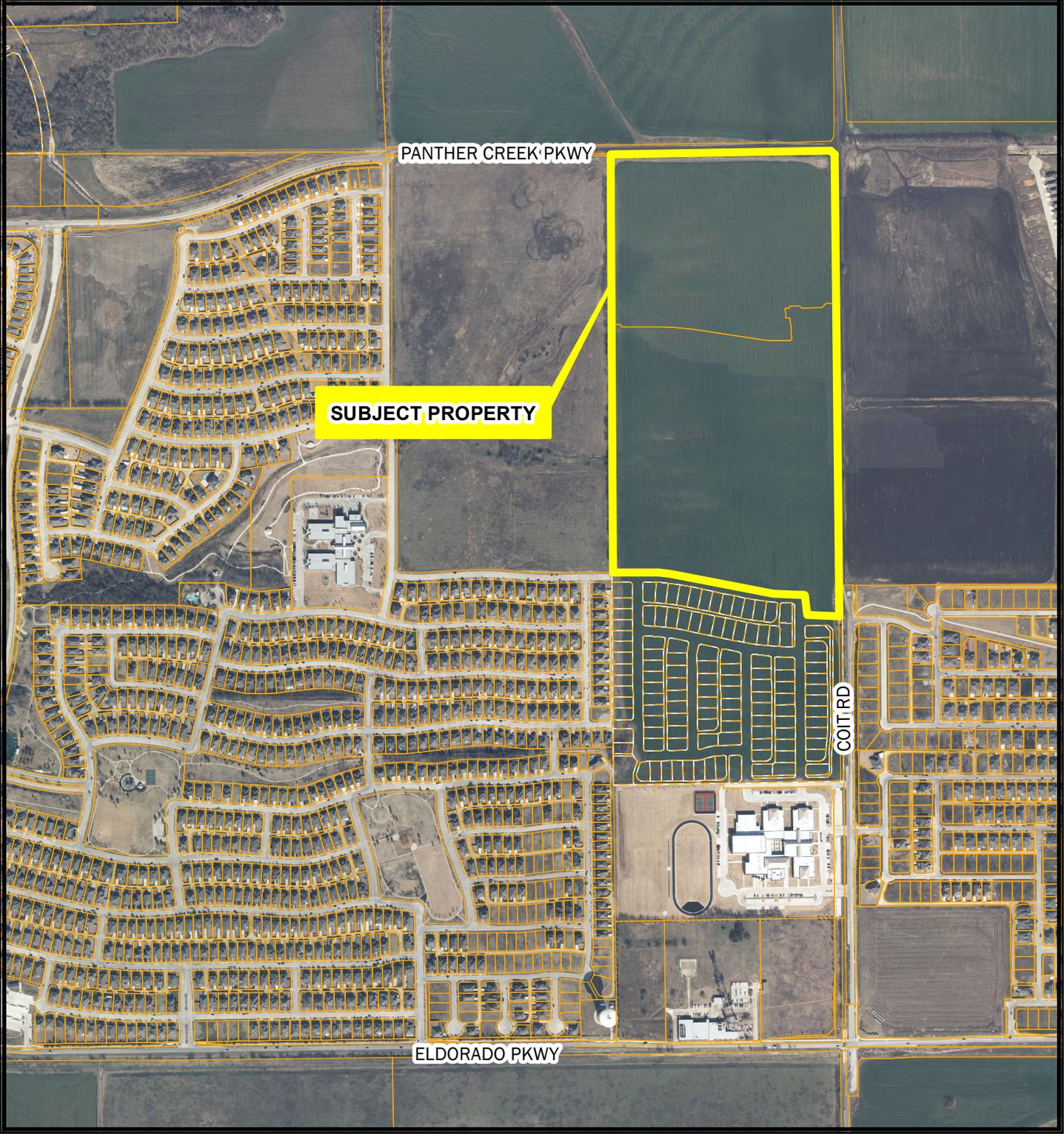
1. Alley Access for the lots along the exterior of the subdivision adjacent to major thoroughfares and green space.
2. Side lot lines being at ninety degree (90°) angles or radial to street right-of-way lines

RECOMMENDATION:

Recommended for approval subject to:

1. Staff approval of Landscape Plans.
2. Final Acceptance of Ridgeview at Panther Creek, Phase 1 (PP11-0012) prior to Final Acceptance of Ridgeview at Panther Creek, Phase 2.
3. Dedication of off-site right-of-way for Shiloh Road and off-site easements prior to submission of a final plat application for the associated phase of development.
4. Additions and/or alterations resulting from Engineering Services' review of construction plans.

PP12-0022
Ridgeview at Panther Creek
Phases 2 & 3

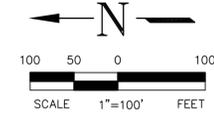
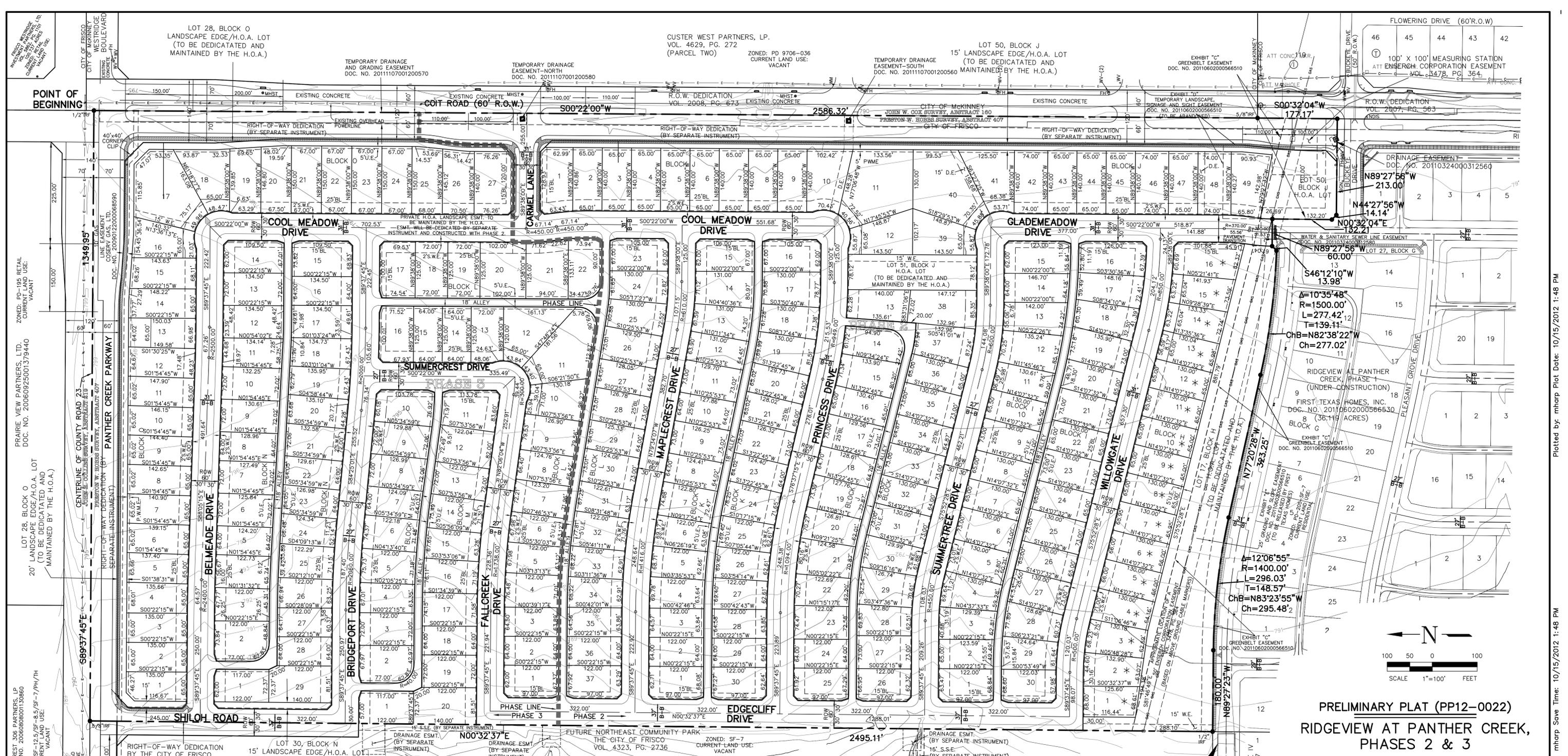


PANTHER CREEK PKWY

SUBJECT PROPERTY

COIT RD

ELDORADO PKWY



PRELIMINARY PLAT (PP12-002)
RIDGEVIEW AT PANTHER CREEK,
PHASES 2 & 3

238 RESIDENTIAL LOTS AND 5 H.O.A. LOTS
 (5.660 ACRES TOTAL ACREAGE OF H.O.A. LOTS)
 PLANNED DEVELOPMENT-205-SINGLE FAMILY-7;
 PHASE 2 (140 RESIDENTIAL LOTS)
 PHASE 3 (98 RESIDENTIAL LOTS)

80.457 ACRES OUT OF THE
 PRESTON W. HOBBS SURVEY, ABSTRACT NO. 407;
 CITY OF FRISCO, COLLIN COUNTY, TEXAS

MDC PANTHER CREEK, LTD. OWNER
 545 E. John Carpenter Freeway, Suite 1500 (214)630-0481
 Irving, Texas 75092

FIRST TEXAS HOMES, INC. OWNER/DEVELOPER
 500 Crescent Court, Suite 350 (214) 613-3400
 Dallas, Texas 75201

JB PARTNERS, INC. SURVEYOR/ENGINEER
 16301 Quorum Drive, Suite 200 B (972) 248-7676
 Addison, Texas 75001

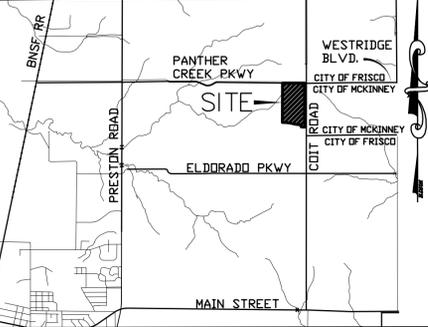
Revised: October 15, 2012
 Submitted: July 30, 2012

- NOTES:
- "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."
 - SIDEWALKS SHALL BE FIVE FEET WIDE WITHIN THE NEIGHBORHOOD AND EIGHT FEET WIDE ALONG COIT ROAD AND THE PANTHER CREEK PARKWAY.
 - 238 LOTS DEVELOPED TO PLANNED DEVELOPMENT-205-SINGLE FAMILY-7 STANDARDS ON 80.457 ACRES (0.96 UNITS/ACRE)
 - NO FLOODPLAIN EXISTS ON THE SITE.
 - ALL CORNERS ARE A 1/2 INCH IRON ROD SET WITH YELLOW CAP STAMPED "JBI" UNLESS OTHERWISE NOTED ON PLAT.
 - COORDINATES SHOWN HEREON ARE NAD83 STATE PLANE COORDINATES REFERENCED FROM TWO CITY OF FRISCO MONUMENTS.
 - THE SCREENING WALL ALONG PANTHER CREEK PARKWAY AND COIT ROAD IS TO BE OWNED AND MAINTAINED BY THE H.O.A.
 - 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.
 - WHERE ALLEYS ARE PROVIDED DRIVEWAYS SHALL ACCESS THE ALLEYS; NO DRIVEWAYS MAY ACCESS STREETS.
 - DEVELOPMENT STANDARDS OF THIS PLAT SHALL COMPLY WITH ZONING ORDINANCE 11-04-09 AND PD-205-SF-7 STANDARDS.
 - THE REQUIRED 10 FOOT HOA LANDSCAPE EDGE ALONG COIT ROAD AND PANTHER CREEK PARKWAY SHALL NOT BE ENCUMBERED BY ANY UTILITIES.
 - THE FRONT BUILDING LINE MAY BE REDUCED FROM 25 FEET TO 20 FEET FOR FRONT ENTRY LOTS ON STREETS WITH 60 FOOT RIGHT-OF-WAY WIDTH WITH STREET TREES PER ZONING ORDINANCE SECTION 4.07.02(4).
 - THE FOLLOWING ARE HOA LOTS AND ARE TO BE MAINTAINED AND OWNED BY THE HOA: LOT 17, BLOCK H; LOTS 50 AND 51, BLOCK J; LOT 30, BLOCK N; LOT 28, BLOCK O.
 - FENCES ADJACENT TO LOT 17, BLOCK H SHALL BE OPEN TUBULAR STEEL OR WROUGHT IRON.
 - WHERE A "J-SWING" GARAGE IS NOT UTILIZED, THE FACE OF THE GARAGE SHALL BE SETBACK A MINIMUM OF 25 FEET FROM THE FRONT PROPERTY LINE.

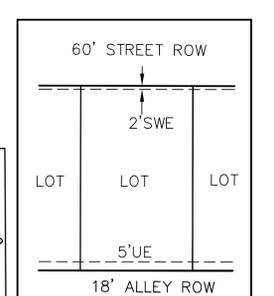
LEGEND

IRON ROD SET
IRON ROD FOUND
1/2" IRON ROD
BUILDING LINE SETBACK
UTILITY EASEMENT
ROW
SIDEWALK EASEMENT
DRAINAGE EASEMENT
PH
FIRE HYDRANT
TXU GAS MARKER
CO CLEAN OUT
SSMH SANITARY SEWER MANHOLE
MHST STORM MANHOLE
WHST WATER VALVE
ELEC. VAULT
VARIABLE TELE. TELEPHONE RISER
EASEMENT
HOA HOMEOWNER'S ASSOCIATION
WALL MAINTENANCE EASEMENT
S.S.E. SANITARY SEWER EASEMENT
PHASE LINE
STREET NAME CHANGE INDICATOR

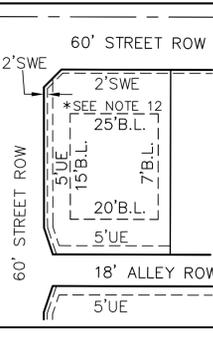
LOCATION MAP (NOT TO SCALE)



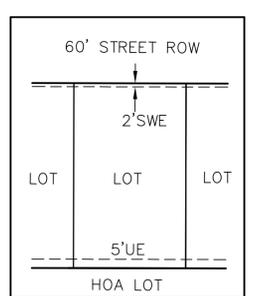
TYPICAL LOT EASEMENT DETAIL
 SCALE: 1" = 50'



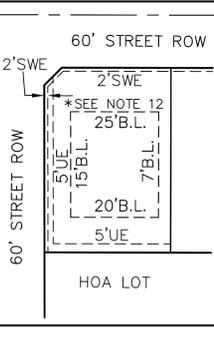
TYPICAL LOT DETAIL SF 7-WITH ALLEY
 SCALE: 1" = 50'



TYPICAL LOT EASEMENT DETAIL WITHOUT ALLEY
 SCALE: 1" = 50'



TYPICAL LOT DETAIL SF 7-WITHOUT ALLEY
 SCALE: 1" = 50'



LEGAL DESCRIPTION

BEING a parcel of land located in the City of Frisco, Collin County, Texas, a part of the Preston W. Hobbs Survey, Abstract No. 407, and being a part of that tract of land described in a deed to MDC-Panther Creek, Ltd. as recorded in Document No. 20061226001803430, Collin County Deed Records, and being further described as follows:

BEGINNING at a one-half inch iron rod found at the northeast corner of said MDC-Panther Creek tract of land, said point being the centerline intersection of County Road No. 23 (future Panther Creek Parkway) and County Road No. 71 (future Coit Road), said point being the southeast corner of a tract of land conveyed to Prairie View Partners, Ltd. as recorded in Document Number 20060925001379440, Collin County Deed Records, said point being in the west line of a tract of land described as Parcel Two conveyed to Custer West Partners, L.P. as recorded in Volume 4629, Page 272, Collin County Deed Records;

THENCE South 00 degrees 22 minutes 00 seconds West, 2586.32 feet along the centerline of County Road No. 71, along the east line of said MDC-Panther Creek tract of land and along the west line of said Custer West Partners, L.P. tract of land to a five-eighths inch iron rod found at the northwest corner of that tract of land conveyed to Independence Partners, Ltd. as recorded in Volume 4804, Page 1494, Collin County Deed Records;

THENCE South 00 degrees 32 minutes 04 seconds West, 177.17 feet along the centerline of County Road No. 71 and along the west line of said Independence Partners, Ltd. tract of land to a one-half inch iron rod set for corner;

THENCE North 89 degrees 27 minutes 56 seconds West, 213.00 feet to a one-half inch iron rod set for corner;

THENCE North 44 degrees 27 minutes 56 seconds West, 14.14 feet to a one-half inch iron rod set for corner;

THENCE North 00 degrees 32 minutes 04 seconds East, 132.21 feet to a one-half inch iron rod set for corner;

THENCE North 89 degrees 27 minutes 56 seconds West, 60.00 feet to a one-half inch iron rod set for corner;

THENCE South 46 degrees 12 minutes 10 seconds West, 13.98 feet to a one-half inch iron rod set for corner;

THENCE Northwesterly, 277.42 feet along a curve to the right which has a central angle of 10 degrees 35 minutes 48 seconds, a radius of 1400.00 feet, a tangent of 139.11 feet, and whose chord bears North 82 degrees 38 minutes 22 seconds West, 277.02 feet to a one-half inch iron rod set for corner;

THENCE North 77 degrees 20 minutes 28 seconds West, 323.25 feet to a one-half inch iron rod set for corner;

THENCE Northwesterly, 296.03 feet along a curve to the right which has a central angle of 12 degrees 06 minutes 55 seconds, a radius of 1400.00 feet, a tangent of 148.57 feet, and whose chord bears North 83 degrees 23 minutes 55 seconds West, 295.48 feet to a one-half inch iron rod set for corner;

THENCE North 89 degrees 27 minutes 23 seconds West, 180.00 feet to a one-half inch iron rod found for corner in the west line of said MDC-Panther Creek tract of land, said point being the northeast corner of Panther Creek Estates, Phase IV, an addition to the City of Frisco as recorded in Cabinet P, Page 747, Collin County Plat Records, said point being in the east line of a tract of land conveyed to City of Frisco as recorded in Volume 4323, Page 2736, Collin County Deed Records;

THENCE North 00 degrees 32 minutes 37 seconds East, 2495.11 feet to a five-eighths inch iron rod found at the northwest corner of said MDC-Panther Creek tract of land, said point being the northeast corner of said City of Frisco tract of land, said point being in the south line of said Prairie View Partners, Ltd. tract of land, said point being in the centerline of County Road No. 23;

THENCE South 89 degrees 37 minutes 45 seconds East, 1349.95 feet along the centerline of County Road No. 23, along the north line of said MDC-Panther Creek tract of land and along the south line of said Prairie View Partners, Ltd. tract of land to the POINT OF BEGINNING and containing 3,504,696 square feet or 80.457 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT FIRST TEXAS HOMES, INC., acting herein by and through its duly authorized officers, does hereby certify and adopt this plat designating the herein above described property as **RIDGEVIEW AT PANTHER CREEK, PHASES 2 & 3**, an addition to the City of Frisco, and does hereby dedicate to the public use forever, the streets and alleys shown thereon.

- That FIRST TEXAS HOMES, INC. does herein certify the following:
- The streets and alleys are dedicated in fee simple for street and alley purposes.
 - All public improvements and dedications shall be free and clear of all debt, liens, and/or encumbrances.
 - 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.
 - 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.
 - The City of Frisco is not responsible for replacing any improvements in, under, or over any easements caused by maintenance or repair.
 - 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.
 - 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.
 - 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.
 - 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: First Texas Homes, Inc.

BY: _____
Name: Keith Hardesty
Title:

STATE OF TEXAS §

COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared _____, 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 COLLIN §

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



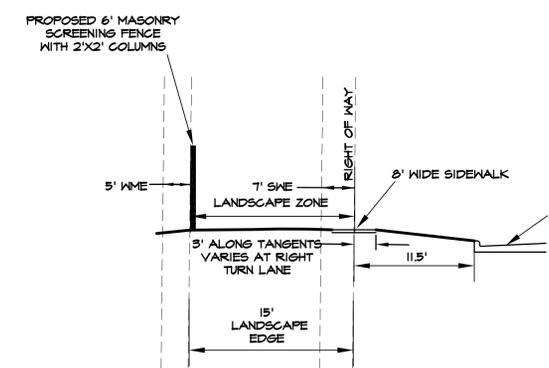
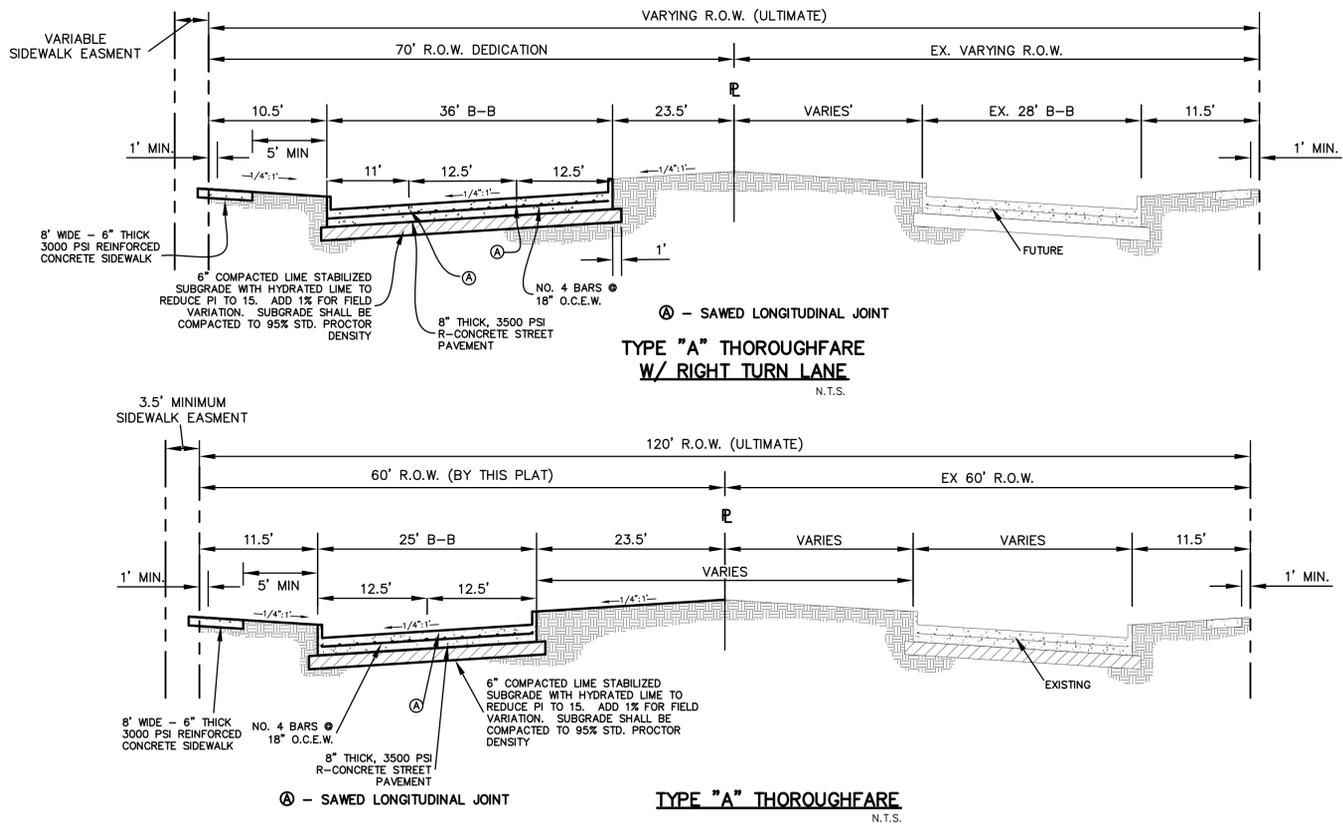
STATE OF TEXAS §

COUNTY OF COLLIN §

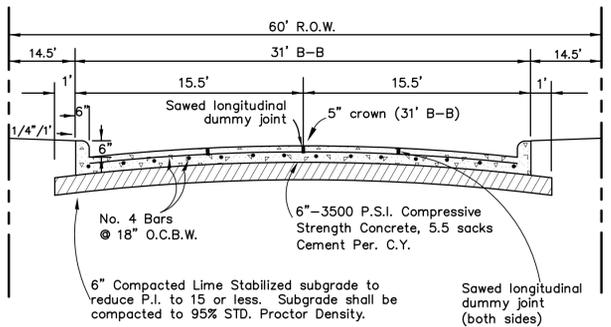
BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Dan B. Ramsey, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ____ day of _____, 20__.

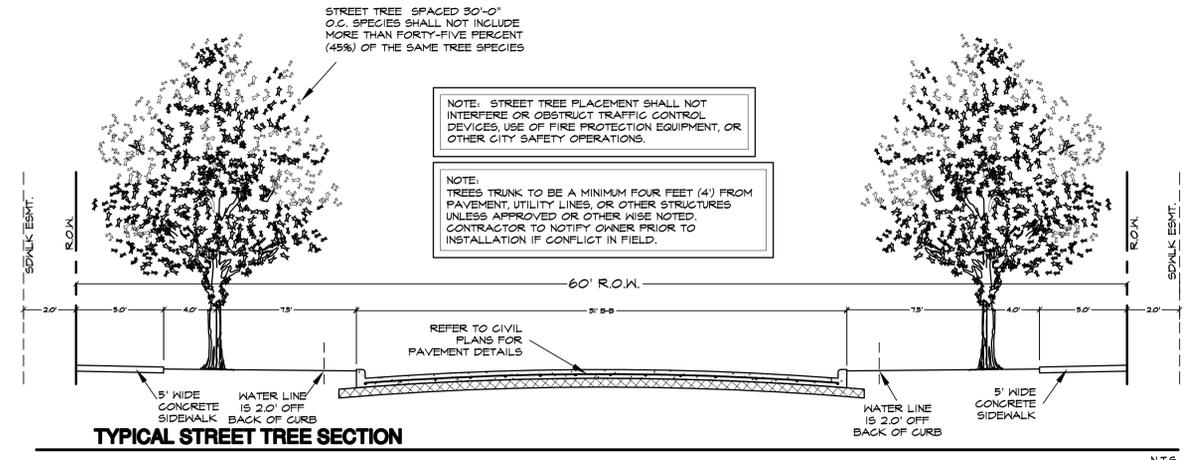
Notary Public, State of Texas



PROPOSED SCREENING ALONG COIT ROAD AND PANTHER CREEK PARKWAY WHERE LOTS BACK.



CITY OF FRISCO STREET PAVEMENT DETAIL
N.T.S.



TYPICAL STREET TREE SECTION
N.T.S.

PRELIMINARY PLAT (PP12-002)
RIDGEVIEW AT PANTHER CREEK,
PHASES 2 & 3

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

238 RESIDENTIAL LOTS AND 5 H.O.A. LOTS
(5.660 ACRES TOTAL ACREAGE OF H.O.A. LOTS);
PLANNED DEVELOPMENT-205-SINGLE FAMILY-7;
PHASE 2 (140 RESIDENTIAL LOTS)
PHASE 3 (98 RESIDENTIAL LOTS)

80.457 ACRES OUT OF THE
PRESTON W. HOBBS SURVEY, ABSTRACT NO. 407;
CITY OF FRISCO, COLLIN COUNTY, TEXAS

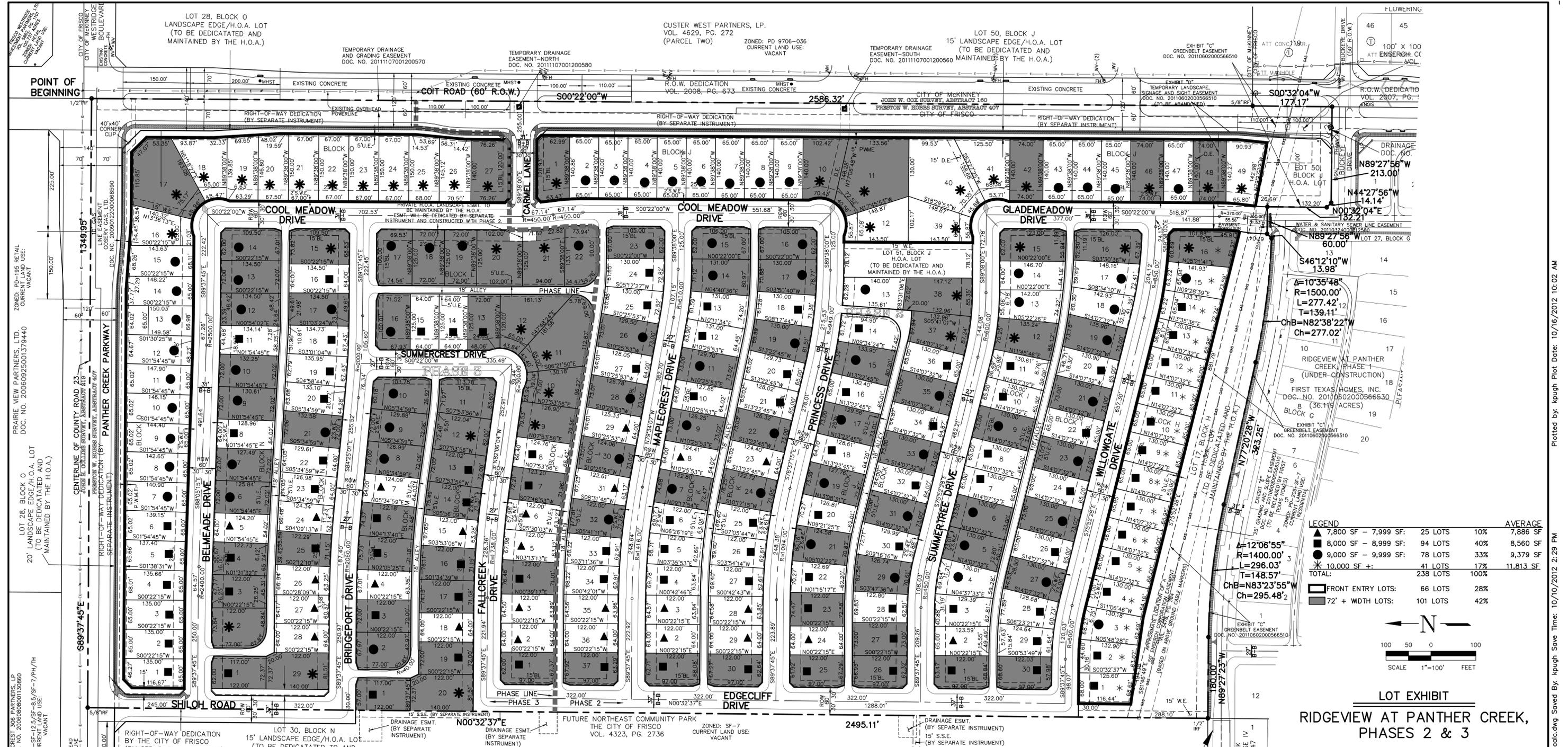
MDC PANTHER CREEK, LTD. OWNER
545 E. John Carpenter Freeway, Suite 1500 (214)630-0481
Irving, Texas 75092

FIRST TEXAS HOMES, INC. OWNER/DEVELOPER
500 Crescent Court, Suite 350 (214) 613-3400
Dallas, Texas 75201

JBI PARTNERS, INC. SURVEYOR/ENGINEER
16301 Quorum Drive, Suite 200 B (972) 248-7676
Addison, Texas 75001

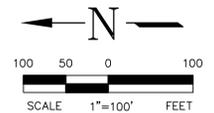
Revised: October 15, 2012
Submitted: July 30, 2012
Sheet 2 of 2

Plotted by: mharp Plot Date: 10/15/2012 1:49 PM
Drawing: H:\Projects\MDY025\dwg\MDY025PP1-(PHASES 2&3).dwg Saved By: mharp Save Time: 10/15/2012 1:48 PM



LEGEND

Symbol	Description	Count	Percentage	Average
▲	7,800 SF - 7,999 SF:	25 LOTS	10%	7,886 SF
■	8,000 SF - 8,999 SF:	94 LOTS	40%	8,560 SF
●	9,000 SF - 9,999 SF:	78 LOTS	33%	9,379 SF
○	10,000 SF +:	41 LOTS	17%	11,813 SF
TOTAL:		238 LOTS	100%	
□	FRONT ENTRY LOTS:	66 LOTS	28%	
■	72' + WIDTH LOTS:	101 LOTS	42%	



LOT EXHIBIT
RIDGEVIEW AT PANTHER CREEK,
PHASES 2 & 3

238 RESIDENTIAL LOTS AND 6 H.O.A. LOTS;
 PLANNED DEVELOPMENT-205-SINGLE FAMILY 7;
 PHASE 2 (140 RESIDENTIAL LOTS)
 PHASE 3 (98 RESIDENTIAL LOTS)

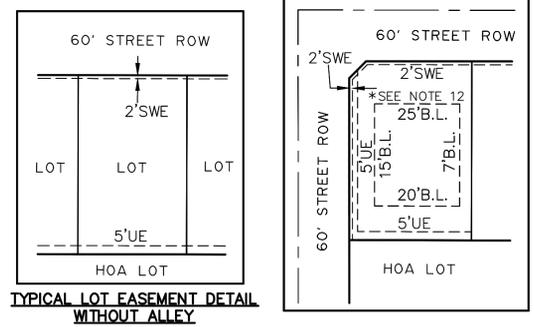
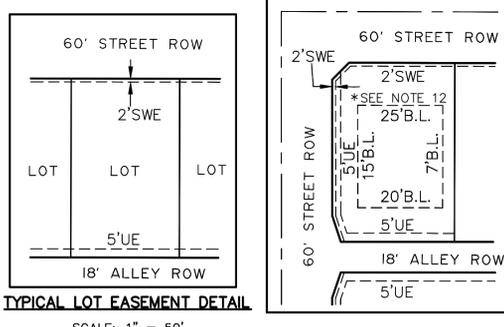
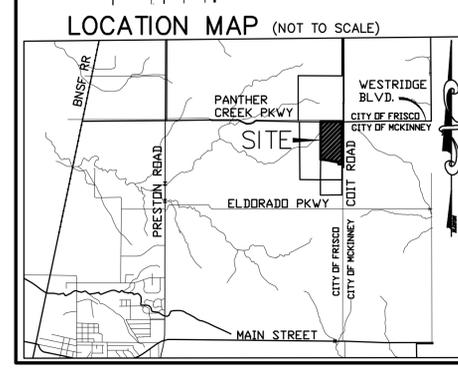
80.457 ACRES OUT OF THE
 PRESTON W. HOBBS SURVEY, ABSTRACT NO. 407;
 CITY OF FRISCO, COLLIN COUNTY, TEXAS

MDC PANTHER CREEK, LTD. OWNER
 545 E. John Carpenter Freeway, Suite 1500 (214)630-0481
 Irving, Texas 75092

FIRST TEXAS HOMES, INC. OWNER/DEVELOPER
 500 Crescent Court, Suite 350 (214) 613-3400
 Dallas, Texas 75201

JB PARTNERS, INC. SURVEYOR/ENGINEER
 16301 Quorum Drive, Suite 200 B (972) 248-7676
 Addison, Texas 75001

Resubmitted: October 10, 2012
 Resubmitted: August 28, 2012
 Submitted: July 30, 2012



- NOTES:**
- "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."
 - SIDEWALKS SHALL BE FIVE FEET WIDE WITHIN THE NEIGHBORHOOD AND EIGHT FEET WIDE ALONG COIT ROAD AND THE PANTHER CREEK PARKWAY.
 - 238 LOTS DEVELOPED TO PLANNED DEVELOPMENT -205-SINGLE FAMILY-7 STANDARDS ON 80.457 ACRES. (2.98 UNITS/ACRE)
 - NO FLOODPLAIN EXISTS ON THE SITE.
 - ALL CORNERS ARE A 1/2 INCH IRON ROD SET WITH YELLOW CAP STAMPED "JB" UNLESS OTHERWISE NOTED ON PLAT.
 - COORDINATES SHOWN HEREON ARE NAD83 STATE PLANE COORDINATES REFERENCED FROM TWO CITY OF FRISCO MONUMENTS.
 - THE SCREENING WALL IS TO BE OWNED AND MAINTAINED BY THE H.O.A.
 - 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.
 - WHERE ALLEYS ARE PROVIDED DRIVEWAYS SHALL ACCESS THE ALLEYS; NO DRIVEWAYS MAY ACCESS STREETS.
 - DEVELOPMENT STANDARDS OF THIS PLAT SHALL COMPLY WITH ZONING ORDINANCE 11-04-09.
 - THE REQUIRED HOA LANDSCAPE EDGE ALONG COIT ROAD AND PANTHER CREEK PARKWAY SHALL NOT BE ENCUMBERED BY ANY UTILITIES.
 - THE FRONT BUILDING LINE MAY BE REDUCED FROM 25 FEET TO 20 FEET FOR FRONT ENTRY LOTS ON STREETS WITH 60 FOOT RIGHT-OF-WAY WIDTH WITH STREET TREES PER ZONING ORDINANCE SECTION 4.07.02(d).
 - THE FOLLOWING ARE HOA LOTS AND ARE TO BE MAINTAINED AND OWNED BY THE HOA: LOT 17, BLOCK H; LOTS 50 AND 51, BLOCK J; LOT 38, BLOCK L; LOT 30, BLOCK N; LOT 28, BLOCK O.

- LEGEND**
- IRON ROD SET
 - IRON ROD FOUND
 - BUILDING LINE SETBACK
 - UTILITY EASEMENT
 - RIGHT-OF-WAY
 - SIDEWALK EASEMENT
 - DRAINAGE EASEMENT
 - FIH FIRE HYDRANT
 - TXU GAS MARKER
 - SMH CLEAN OUT
 - SMH SANITARY SEWER MANHOLE
 - SMH STORM MANHOLE
 - WV WATER VALVE
 - ELEC. VAULT
 - TELEPHONE RISER
 - EASEMENT
 - HOA HOMEOWNER'S ASSOCIATION
 - WME WALL MAINTENANCE EASEMENT
 - S.S.E. SANITARY SEWER EASEMENT
 - PHASE LINE

Planned Development-205 Zoning Exhibit

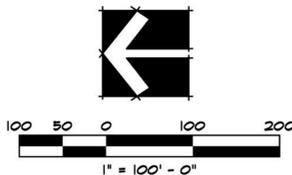


LEGEND		AVERAGE	
7,800 SF - 7,999 SF:	37 LOTS 16%	7,885 SF	
8,000 SF - 8,999 SF:	84 LOTS 35%	8,572 SF	
9,000 SF - 9,999 SF:	76 LOTS 32%	9,340 SF	
10,000 SF +:	41 LOTS 17%	12,091 SF	
TOTAL:	238 LOTS 100%	9,317 SF	

FRONT ENTRY LOTS	66 LOTS	28%
72' + WIDTH LOTS	89 LOTS	37%

NOTE: SF-7
 • 60' MINIMUM WIDTH
 • 108' MINIMUM DEPTH
 • 7,000 SF MINIMUM AREA

***ALL LOTS BACKING UP TO COIT AND PANTHER CREEK HAVE A MINIMUM 140' DEPTH AND 65' WIDTH**
***LOTS WITH ALLEYS HAVE A MINIMUM 122' DEPTH AND 64' WIDTH**



LOT EXHIBIT

RIDGEVIEW AT PANTHER CREEK PHASES 2 & 3
 116.576 ACRES OUT OF THE PRESTON W. HOBBS SURVEY, ABSTRACT NO. 407;

CITY OF FRISCO, COLLIN COUNTY, TEXAS

NOVEMBER 2, 2011

SHEET 1 of 1