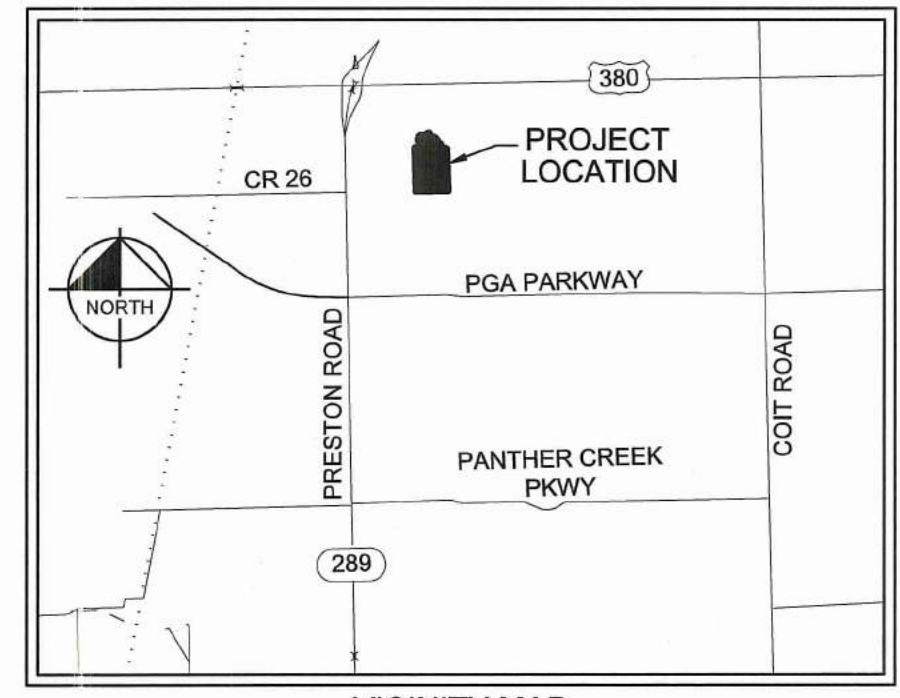
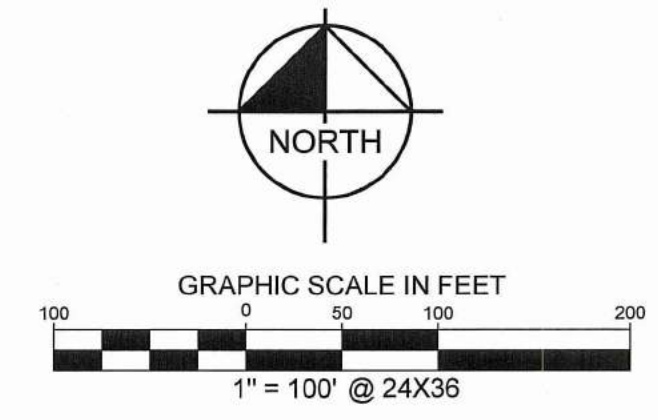


- Notes:**
- Sealing a portion of this addition by metes and bounds is a violation of City ordinance and state law and is subject to fines and withholding of utilities and building permits.
 - Placement of street trees shall not interfere with the placement of traffic control devices or visibility at intersections. Existing and future traffic control devices may require the removal or preclude the planting of street trees.
 - Where a 'J-wing' garage is not utilized the face of the garage shall be set back a minimum of 25 feet from the front property line.
 - Development standards of this plat shall comply with Zoning Ord. 11-04-09 as amended.
 - The Homeowners Association (Block F, Lot 1; Block G, Lot 1; Block H, Lots 2, 3 & 9 are to be owned and maintained by the Homeowners Association (H.O.A.) and are to be used for landscaping purposes.
 - All of Lot 3 HOA, Block H is dedicated as a drainage and floodplain easement.
 - Bearing system of this survey is based on a line oriented between City of Frisco monuments 1 and 7 found in the field, whose positions are published on the Texas State Plane Coordinate System, North Central Zone 4222 (North American Datum of 1983, 1983 HPGN adjustment). The horizontal coordinates of this survey are local surface coordinates derived from Frisco Monument 1 (CSF 0.999841847).
 - All retaining walls shall be owned and maintained by the property owner.
 - According to Flood Insurance Rate Map (FIRM) Map No. 48055C0235J, dated June 2, 2009, and Letter of Map Revision (LOMR) 16-06-0556P, effective September 19, 2016, prepared by Federal Emergency Management Agency (FEMA) for Collin County, Texas, this property is within Zone AE and X.
 - This tract is subject to the Tree preservation requirements of the City of Frisco. See detailed tree survey for protected tree location. There are protected trees that will be mitigated, reference detailed tree survey.
 - 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 Parvin Branch flood study limits illustrated are per Kinley-Horn's Down Stream Assessment approved by the City of Frisco, December 19, 2014.
 - The front building setback may be reduced by 5 feet per the zoning ordinance 11-04-09 Section 4.07.02 (J).
 - Lot 15 & 16 of Block E shall not receive a building permit until final acceptance of Bretton Woods Phase 3.
 - Lots adjacent to an HOA lot require open tubular steel or wrought iron fencing.
 - No on-site detention is required. Refer to Bretton Woods Downstream Assessment, dated October 23, 2014, prepared by Kinley-Horn and Associates for additional information.
 - Lone Star Gas Easement recorded in Volume 193, Page 676, Land Records, Collin County, Texas, partial release creating 50' wide easement recorded in Volume 1209, Page 112, Land Records, Collin County, Texas.
 - A major waiver has been approved to allow a 10-foot side setback on Block H, Lot 8 adjacent to the major creek.
 - Any encroachments into the erosion hazard set back for the lots and the future trail shall be mitigated.
 - The City reserves the right to require minimum finish floor elevations on any lot contained within this addition. The minimum elevations shown are based on the most current information available at the time the plat is filed and are subject to change.



	PHASE 2	PHASE 3	TOTAL
SF-10	38	24	62
TOTAL RESIDENTIAL LOTS	38	24	62
H.O.A. LOTS	2	2	4

- LEGEND**
- L.R.C.C.T. LAND RECORDS COLLIN COUNTY, TEXAS
 - O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS COLLIN COUNTY, TEXAS
 - P.R.C.C.T. PLAT RECORDS COLLIN COUNTY, TEXAS
 - IRF IRON ROD FOUND
 - IRSC IRON ROD WITH 'KHA' CAP SET
 - PFC POINT FOR CORNER
 - HOA HOMEOWNERS ASSOCIATION
 - A.E. ACCESS EASEMENT
 - B.L. BUILDING LINE
 - U.E. UTILITY EASEMENT
 - D.E. DRAINAGE EASEMENT
 - S.W.E. SIDEWALK EASEMENT
 - W.E. WATER EASEMENT
 - MAINTENANCE EASEMENT
 - STREET NAME CHANGE

- BENCH MARK LIST**
- Vertical Datum - NAVD 88
- City of Frisco Station no. 5. Standard City of Frisco Monument approximately 1200' west of CR 71 on CR 23. The monument is 75' to the southwest of a power pole on the north side of CR 23, and 43' south of the south edge of dirt road of CR 23. Elev. = 789.326
- BM# 1 (Project BM #1078) * * * * * set found at the Northeast corner of bridge along the East side of Preston Road, over Parvin Branch. Elev. = 653.25
- BM# 2 * * * * * set on Northeast corner of curb inlet located on East Side of Preston Road and 35' +1- north of CR 26. Elev. = 665.54

NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	N85°22'28"E	42.23'	L27	N88°37'34"W	121.05'	L52	N06°46'45"W	15.02'	L77	N89°55'37"E	4.97'
L2	N03°41'34"W	35.00'	L28	S81°01'49"W	97.55'	L53	N83°14'14"E	10.00'	L78	S89°24'36"E	16.54'
L3	N85°22'28"E	78.12'	L29	N83°20'09"W	12.99'	L54	S06°46'45"E	15.02'	L79	S84°17'37"E	1.68'
L4	S52°44'34"E	96.74'	L30	S43°34'12"W	14.14'	L55	N88°34'12"E	125.00'	L80	S89°28'41"E	4.23'
L5	N52°44'34"W	75.83'	L31	S46°25'48"E	14.14'	L56	N01°25'48"W	80.00'	L81	S88°34'39"E	22.59'
L6	S85°22'28"W	780.85'	L32	N45°52'28"W	14.28'	L57	S88°34'12"W	125.00'	L82	S88°34'39"E	5.12'
L7	N04°37'34"W	15.00'	L33	S44°07'32"W	14.00'	L58	S88°34'12"W	40.00'	L83	S84°45'00"E	23.34'
L8	S86°18'25"W	108.45'	L34	N45°52'28"W	14.28'	L59	N85°22'28"E	23.53'	L84	N63°52'00"E	5.24'
L9	S44°07'32"W	28.01'	L35	S44°07'32"W	14.00'	L60	N16°54'29"E	7.08'	L85	N71°44'32"E	28.66'
L10	N45°50'52"W	28.55'	L36	N43°34'12"E	14.14'	L61	N54°18'31"E	8.49'	L86	S57°38'31"E	34.31'
L11	S41°58'19"W	29.11'	L37	S46°25'48"E	14.14'	L62	N33°33'10"E	16.98'	L87	S59°07'37"E	16.15'
L12	S48°01'41"E	27.53'	L38	S48°01'41"E	13.74'	L63	N28°14'36"E	8.61'	L88	S58°13'23"E	7.44'
L13	S01°25'48"W	53.17'	L39	N41°58'19"E	14.53'	L64	N13°36'54"E	38.23'	L89	S23°23'47"E	23.99'
L14	S43°34'12"W	92.73'	L40	S48°01'41"E	13.74'	L65	N13°47'39"E	13.40'	L90	S23°23'47"E	13.99'
L15	N46°25'48"W	15.00'	L41	N41°58'19"E	14.53'	L66	N14°36'38"E	4.88'	L91	S23°12'92"E	86.89'
L16	N21°56'20"E	33.54'	L42	S43°34'12"W	14.14'	L67	N02°01'45"E	6.00'	L92	S09°24'13"E	82.98'
L17	N43°34'12"E	86.52'	L43	S46°25'48"E	14.14'	L68	N04°30'23"W	73.39'	L93	S39°53'02"E	17.66'
L18	N01°25'48"W	56.21'	L44	N18°03'11"W	19.79'	L69	S15°10'11"E	71.38'	L94	S40°07'04"E	13.80'
L19	S01°25'48"E	92.95'	L45	N90°00'00"W	133.50'	L70	S13°41'13"E	9.15'	L95	S52°23'28"E	33.43'
L20	N88°34'10"E	15.00'	L46	N90°00'00"E	132.83'	L71	S01°02'36"W	7.59'	L96	S75°41'08"E	26.85'
L21	N01°25'50"W	102.20'	L47	S18°03'11"E	19.79'	L72	S07°57'42"W	27.70'	L97	S78°49'00"E	36.38'
L22	S01°02'09"E	101.89'	L48	S83°20'09"E	12.99'	L73	S06°04'19"W	32.41'	L98	S68°21'28"E	18.23'
L23	S10°45'20"E	23.20'	L49	N81°01'49"E	97.55'	L74	S14°42'49"E	6.97'	L99	S41°28'27"E	18.21'
L24	N81°02'09"W	102.48'	L50	S88°37'34"E	121.05'	L75	S18°34'31"W	25.42'	L100	S26°02'35"E	17.76'
L25	S86°11'27"W	106.98'	L51	N86°11'27"E	106.98'	L76	S58°12'05"E	30.51'	L101	S29°37'10"E	4.21'

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	136°02'38"	55.00'	130.59'	S41°58'19"W	102.01'
C2	142°28'10"	55.00'	138.73'	N48°01'41"W	104.14'
C3	8°50'18"	189.95'	29.30'	S81°46'18"W	29.27'
C4	7°31'11"	214.95'	28.21'	S82°26'52"W	28.19'
C5	138°07'43"	55.00'	132.59'	S45°52'28"E	102.74'
C6	138°04'14"	55.00'	132.54'	N44°06'12"E	102.72'
C7	23°27'27"	5.50'	2.25'	S78°35'24"E	2.24'
C8	23°20'06"	5.49'	2.24'	S13°18'02"E	2.22'
C9	71°56'49"	112.50'	141.27'	N54°01'35"W	132.17'
C10	71°56'49"	87.50'	109.87'	S54°01'35"E	102.80'
C11	65°22'59"	112.50'	128.38'	S50°44'40"E	121.53'
C12	65°22'59"	87.50'	99.85'	N50°44'40"W	94.52'
C13	15°32'01"	189.95'	51.50'	S88°47'50"W	51.34'
C14	15°32'01"	214.95'	58.28'	N88°47'50"E	58.10'
C15	10°20'37"	185.05'	33.41'	N86°12'07"E	33.36'
C16	10°20'37"	210.05'	37.92'	S86°12'07"W	37.87'
C17	35°50'46"	189.95'	118.84'	S73°27'03"W	118.91'
C18	35°50'46"	214.95'	134.48'	N73°27'03"E	132.30'
C19	30°39'47"	185.05'	99.03'	N70°51'34"E	97.86'
C20	30°39'47"	210.05'	112.41'	S70°51'34"W	111.08'
C21	43°41'10"	98.58'	75.16'	S38°48'47"E	73.36'
C22	37°53'37"	108.58'	71.81'	N41°43'38"W	70.51'

Filed and Recorded
 Official Public Records
 Stacy Kemp, County Clerk
 Collin County, Texas
 10/01/2021 11:44:00 AM
 \$41.00 GR/LR
 20211001010003460

2021-553

Signature

**FINAL PLAT
 BRETTON WOODS
 PHASES 2 AND 3**

62 RESIDENTIAL LOTS
 4 HOMEOWNERS' ASSOCIATION LOTS

BLOCK D: LOTS 6-10; BLOCK E: LOTS 8-26;
 BLOCK F: LOTS 1-17; BLOCK G: LOTS 1-17;
 BLOCK H: LOTS 2-9

AN ADDITION TO THE CITY OF FRISCO, COLLIN COUNTY, TEXAS

BEING 34.497 ACRES OUT OF THE
 THOMAS J. JAMISON SURVEY, ABSTRACT No. 481

CITY OF FRISCO, COLLIN COUNTY, TEXAS
 CITY PROJECT #FP21-0038

6160 Warren Parkway, Suite 210
 Frisco, Texas 75034 FIRM # 10193822 Tel. No. (972) 335-3580

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	JMH	KHA	SEPT. 2021	069312009	1 OF 2

OWNER/APPLICANT:
 GRBK Edgewood LLC.
 2805 Dallas Pkwy., Suite 400
 Plano, TX 75093
 Ph. (817) 685 2112
 Contact: Bobby L. Samuel III

ENGINEER:
 Kimley-Horn and Associates, Inc.
 13455 Noel Road, Suite 700
 Dallas, Texas 75240
 Phone: (972) 770-1300
 Contact: Holly C. Williams, P.E.

OWNERS'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §
CITY OF FRISCO §

WHEREAS, GRBK Edgewood, LLC, is the owners of a tract of land situated in the Thomas J. Jamison Survey, Abstract No.481, City of Frisco, Collin County, Texas and being a portion of a called 195.843 acre tract of land conveyed to Preston 380/153 Venture, as evidenced in a Special Warranty Deed, recorded in Volume 4082, Page 73 of the Land Records of Collin County, Texas, and more particularly described as follows:

BEGINNING at the southeast corner of Bretton Woods, Phase 1, according to the Final Plat thereof recorded in Volume 2016, Page 33 of the Plat Records of Collin County, Texas, same being on the northerly line of Lot 1, Block A of the Rockhill at Preston Addition, Block A, Lots 1, 2, and 3 according to the plat thereof recorded in Volume 2012, Page 282 of the Plat Records of Collin County, Texas, also being on the southerly line of said 195.843 acre tract;

THENCE North 01°25'48" West, departing the northerly line of said Lot 1 and along the easterly line of said Bretton Woods, Phase 1, a distance of 826.15 feet to 5/8 inch iron rod with a plastic cap stamped "KHA" set on the southerly right-of-way line of Maple Hill Lane, a 60 feet-wide right-of-way as dedicated in Volume, 2017, Page 637 of the Plat Records of Collin County, Texas;

THENCE North 88°34'12" East, departing the easterly line of said Bretton Woods, Phase 1, along the southerly right-of-way of said Maple Hill Lane, a distance of 125.00 feet to a 5/8 inch iron rod with a plastic cap stamped "KHA" set at the north end of a corner clip at the intersection of the southerly right-of-way line of said Maple Hill Lane with the westerly right-of-way line of Weatherwood Drive, a 60 feet-wide right-of-way;

THENCE North 01°25'48" West, departing said corner clip and crossing said Maple Hill Lane, a distance of 60.00 feet to a 5/8 inch iron rod with a plastic cap stamped "KHA" set at the south end of a corner clip at the intersection of the northerly right-of-way line of said Maple Hill Lane with the westerly right-of-way line of said Weatherwood Drive;

THENCE South 88°34'12" West, departing said corner clip, along the northerly right-of-way line of said Maple Hill Lane, a distance of 125.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner on the easterly line of said Bretton Woods, Phase 1;

THENCE North 01°25'48" West, departing the northerly right-of-way line of said Maple Hill Lane and along the easterly line of said Bretton Woods, Phase 1, a distance of 440.08 feet to the northeast corner of said Bretton Woods, Phase 1, being on the southerly line of called Tract 3, conveyed to 289 (Preston) & 380, L.P., as evidenced in a Warranty Deed, recorded in Instrument No. 20121221001629980 of the Official Public Records of Collin County, Texas, and also being in a creek, known as Parvin Branch;

THENCE in an easterly direction, along the common line of said 195.843 acre tract and said Tract 3, and generally along centerline of said Parvin Branch, the following:

- South 77°47'27" East, a distance of 26.16 feet to a point for corner;
North 54°52'22" East, a distance of 20.19 feet to a point for corner;
North 79°58'54" East, a distance of 40.24 feet to a point for corner;
North 85°19'19" East, a distance of 139.24 feet to a point for corner;
North 65°43'51" East, a distance of 67.56 feet to a point for corner;
North 0°11'22" East, a distance of 72.41 feet to a point for corner;
North 52°42'15" West, a distance of 48.28 feet to a point for corner;
South 81°59'03" West, a distance of 52.37 feet to a point for corner;
North 63°46'35" West, a distance of 62.55 feet to a point for corner;
North 18°48'21" West, a distance of 66.45 feet to a point for corner;
North 24°12'54" East, a distance of 93.72 feet to a point for corner;
North 17°40'23" West, a distance of 27.78 feet to a point for corner;
North 25°22'31" East, a distance of 26.96 feet to a point for corner;
North 71°47'05" East, a distance of 21.78 feet to a point for corner;
South 89°42'43" East, a distance of 176.37 feet to a point for corner;
North 14°14'22" East, a distance of 57.92 feet to a point for corner;
North 69°35'46" East, a distance of 48.09 feet to a point for corner;
South 86°14'52" East, a distance of 31.67 feet to a point for corner;
South 32°28'18" East, a distance of 49.59 feet to a point for corner;
South 50°19'35" East, a distance of 145.69 feet to a point for corner;
South 69°29'29" East, a distance of 53.14 feet to a point for corner;
South 36°50'03" East, a distance of 207.98 feet to a point for corner;
South 69°55'38" East, a distance of 39.62 feet to a point for corner;
South 14°51'01" East, a distance of 68.18 feet to a point for corner;
South 35°23'38" West, a distance of 57.29 feet to a point for corner;
South 25°25'13" East, a distance of 58.59 feet to a point for corner;
North 75°36'05" East, a distance of 152.99 feet to a point for corner;
South 59°25'42" East, a distance of 45.04 feet to a point for corner on the easterly line of said 195.843 acre tract;

THENCE South 01°32'11" East, departing said Parvin Branch and along the east line of said 195.843 acre tract, a distance of 1,024.11 feet to a point for corner;

THENCE South 02°30'34" East, continuing along the east line of said 195.843 acre tract a distance of 261.65 feet to fence corner post found for the southeast corner of said 195.843 acre tract;

THENCE South 89°36'04" West, along the south line of said 195.843 acre tract, a distance of 996.72 feet to the POINT OF BEGINNING and containing 34.497 acres (1,502,680 square feet) of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, GRBK Edgewood, LLC., acting herein by and through its duly authorized officers, does hereby certify and adopt this plat designating the herein above described property as BRETTON WOODS, PHASES 2 AND 3, an addition to the City of Frisco, and does hereby dedicate to the public use forever, the streets and alleys shown thereon. GRBK Edgewood, LLC., does herein certify the following:

- 1. The streets and alleys herein 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.

DRAINAGE AND FLOODPLAIN EASEMENT

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 and Floodplain 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 and Floodplain 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 and Floodplain Easement or for any damage to private property or person that results from the flow of water within the Drainage and Floodplain 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 and Floodplain 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 to 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 and Floodplain 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 and Floodplain 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 and Floodplain 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.

WITNESS, my hand, this 23 day of September, 20 21.

By: GRBK Edgewood, LLC.

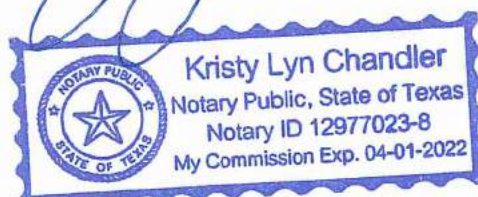
Signature of Bobby L. Samuel III, National Vice President of Land.

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 Bobby L. Samuel III, 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 23 day of September, 20 21.

Signature of Kristy Lyn Chandler, Notary Public, State of Texas.



SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

That I, Michael B. Marx, 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 22nd day of September, 2021.

Signature of Michael B. Marx, Registered Professional Land Surveyor No. 5181, Kimley-Horn and Associates, Inc., Frisco, Texas 75034, Phone 972-335-3580, Fax 972-335-3779.

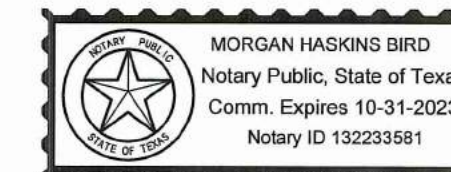


STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Michael B. Marx, 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 22nd day of September, 2021.

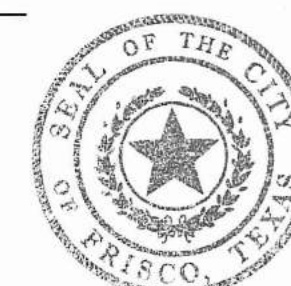
Signature of Morgan Haskins Bird, Notary Public, State of Texas.



CERTIFICATE OF APPROVAL

APPROVED this the 28th day of September, 20 21 by the Planning & Zoning Commission of the City of Frisco, Texas.

Signatures of Planning & Zoning Commission Chair, Secretary, and City Secretary.



FINAL PLAT
BRETTON WOODS
PHASES 2 AND 3

62 RESIDENTIAL LOTS
4 HOMEOWNERS' ASSOCIATION LOTS

BLOCK D: LOTS 6-10; BLOCK E: LOTS 8-26;
BLOCK F: LOTS 1-17; BLOCK G: LOTS 1-17;
BLOCK H: LOTS 2-9

AN ADDITION TO THE CITY OF FRISCO, COLLIN COUNTY, TEXAS

BEING 34.497 ACRES OUT OF THE
THOMAS J. JAMISON SURVEY, ABSTRACT No. 481

CITY OF FRISCO, COLLIN COUNTY, TEXAS
CITY PROJECT # FP21-0038

Kimley Horn logo and address: 6160 Warren Parkway, Suite 210, Frisco, Texas 75034, FIRM # 10193822, Tel. No. (972) 335-3580.

Table with 5 columns: Scale, Drawn by, Checked by, Date, Project No, Sheet No. Values: -, JMH, KHA, SEPT. 2021, 069312009, 2 OF 2.

OWNER/APPLICANT: GRBK Edgewood LLC, 2805 Dallas Pkwy., Suite 400, Plano, TX 75093, Ph. (817) 685 2112, Contact: Bobby L. Samuel III

ENGINEER: Kimley-Horn and Associates, Inc., 13455 Noel Road, Suite 700, Dallas, Texas 75240, Phone: 972-770-1300, Contact: Holly C. Williams, P. E.

Filed and Recorded
Official Public Records
Stacey Kemp, County Clerk
Collin County, TEXAS
10/01/2021 11:44:08 AM
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2021-574 signature

FILED NAME: K:\FILE SURVEY\069451504-BRETTON WOODS\DWG\069451504-FP2 AND 3-FP_VIEWS.DWG PLOTTED BY: MARX, MICHAEL 8/22/2021 10:37 AM LAST SAVED: 8/22/2021 10:21 AM



DEVELOPMENT SERVICES

CITY OF FRISCO

GEORGE A. PUREFOY MUNICIPAL CENTER
6101 FRISCO SQUARE BLVD · 3RD FLOOR
FRISCO, TEXAS 75034
TEL 972.292.5300 · FAX 972.292.5388
WWW.FRISCOTEXAS.GOV

September 29, 2021

TO: Applicant

FROM: Suzanne Porter, AICP, Senior Planner *SP*

SUBJECT: Results of the Planning & Zoning Commission, September 28, 2021

Final Plat: Bretton Woods, Phases 2 & 3 (FP21-0038)
Owner(s): GRBK Edgewood, LLC.

Description:

62 Single Family-10 lots and four Homeowners' Association lots on 34.5± acres at the terminus of Maple Hill Lane, 125± feet east of Timberfield Drive. Zoned Single Family-10. Neighborhood #2. SP

Result/Action:

Approved: 6-0

ACTION:

The Planning & Zoning Commission approved the item as submitted.

cc: Result memo staff distribution list.