

- Notes:
- 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.
 - 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.
 - Development standards of this plat shall comply with Zoning Ord. 11-04-08, as amended.
 - The Homeowners' Association Lots-Block A, Lot 1; Block B, Lot 1; Block C, Lots 2, 11 & 17; Block H, Lot 1; Block J, Lot 1 and Block K, Lots 1, 2 and 3, are to be owned and maintained by the Homeowners Association (HOA).
 - 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 4202 (North American Datum of 1983, 1993 HPGN adjustment). The horizontal coordinates of this survey are local surface coordinates derived from Frisco Monument 1 (CSF 0.899841847).
 - All retaining walls shall be owned and maintained by the property owner.
 - Portions of this site are in floodplain according to Community Panel No. 48085C0235J, dated June 2, 2009 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Collin County, Texas, Federal Emergency Management Agency, Federal Insurance Administration. 100 Year Floodplain per Brettton Woods Downstream Assessment approved December 19, 2014, affects the site as shown. For the portions of this site 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.
 - Any fence located on the boundary between an HOA Lot (open space) and a single family lot shall be in accordance with Section 5-4 of the Form-Based Codes Manual, excluding those lots adjacent to Block C, Lot 11 and Block K, Lot 17. (See "OF" symbols on the 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 required HOA Landscape Edge along Preston Road shall not be encumbered by any proposed utilities.
 - The Parvin Branch flood study limits illustrated are per Kimley-Horn's Down Stream Assessment approved by the City of Frisco, December 19, 2014.
 - See sheet 2 for line and curve tables.
 - Screening wall to be owned and maintained by the Homeowners' Association (HOA). Five foot private wall maintenance easement dedicated to the Homeowners Association.
 - Waters of the U.S. shown per Waters of the United States Delineation and Section 404 Permit Impacts Assessment performed by Integrated Environmental Solutions dated November 14, 2014.
 - The area or areas shown on the plat and paving plan as "Stamped or Color or Brick Paver Street Pavement" (shaded area) shall be maintained by the Homeowner's Association (HOA) and the roads shall remain open at all times during such maintenance. The City will not be responsible for the maintenance and operation of stamped or color or brick paver street pavement. The City will not be held liable for replacing any stamped or color or brick paver street pavement back to existing condition. In the event stamped or color or brick paver street pavement is removed for repair, the City will replace with standard concrete pavement (not stamped or colored or brick paver street pavement).
 - All of Lot 1 HOA, Block H is dedicated as a drainage and floodplain easement.
 - HOA Lots, Drainage and Floodplain Easements shall be maintained by the Homeowner's Association (HOA).
 - 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.

Total Acreage: 49.389 Acres
Density: 1.215 D.U. / Acre

**FINAL PLAT
BRETTON WOODS
PHASE 1**

49.389 ACRES

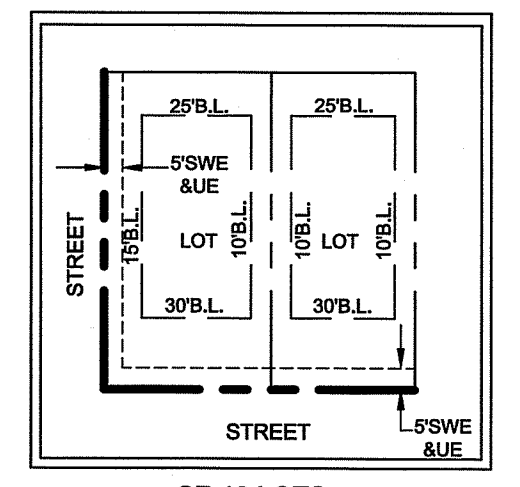
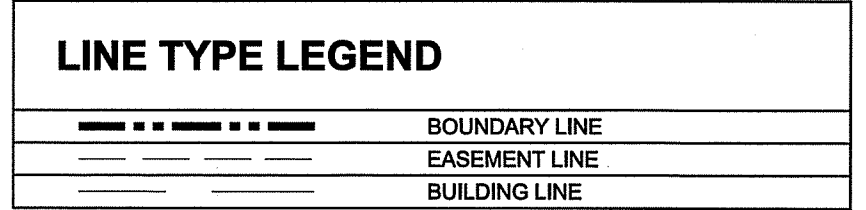
BLOCK A - LOTS 1-24, BLOCK B - LOTS 1-13, BLOCK C - LOTS 1-17,
BLOCK D - LOTS 1-5, BLOCK E - LOTS 1-7, BLOCK H - LOT 1,
BLOCK J - LOT 1, BLOCK K - LOTS 1-3

**60 SINGLE FAMILY-10 LOTS
11 HOMEOWNERS' ASSOCIATION LOTS (22.568 ACRES)**

THOMAS J. JAMISON SURVEY, ABSTRACT NO. 481
CITY OF FRISCO, COLLIN COUNTY, TEXAS
CITY PROJECT # FP15-0073

LEGEND

L.R.C.C.T.	LAND RECORDS COLLIN COUNTY, TEXAS	U.E.	UTILITY EASEMENT
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS COLLIN COUNTY, TEXAS	D.E.	DRAINAGE EASEMENT
P.R.C.C.T.	PLAT RECORDS COLLIN COUNTY, TEXAS	S.E.	SLOPE EASEMENT
CMS	CONCRETE MONUMENT SET	S.S.E.	SANITARY SEWER EASEMENT
IRF	IRON ROD FOUND	S.W.E.	SIDEWALK EASEMENT
IRFC	IRON ROD WITH CAP FOUND	T.P.E.	TRANSFORMER PAD EASEMENT
IRSC	IRON ROD WITH "KHA" CAP SET	W.L.E.	WATER LINE EASEMENT
(CM)	CONTROLLING MONUMENT	P.W.M.E.	PRIVATE WALL MAINTENANCE EASEMENT
HOA	HOMEOWNER'S ASSOCIATION	OF	STREET NAME CHANGE
A.E.	ACCESS EASEMENT		LOT REQUIRING OPEN STYLE FENCING ADJACENT TO HOA LOT (SEE NOTE 8)
B.L.	BUILDING LINE		
*	KEY LOT		



ENGINEER / SURVEYOR:
KIMLEY-HORN AND ASSOCIATES, INC.
5750 Genesis Court, Suite 200
Frisco, TX 75034
P (972) 335-3590
F (972) 335-3779
Contact: Mark Harris, P.E.

OWNER / APPLICANT:
LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.
1707 Market Place Blvd.,
Suite 250
Irving, TX 75063
P (469) 587-5206
Contact: David Aughinbaugh

Kimley»Horn

5750 Genesis Court, Suite 200
Frisco, Texas 75034
FIRM # 10193822
Tel. No. (972) 335-3580
Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 80'	CRN	KHA	01/05/2016	063451500	1 OF 3

Official Public Records
Stacy Kemp, County Clerk
Collin County, TEXAS
01/15/2016 10:40:40 AM
\$51.00 FEE
2016-01-15 10:00:00

2016-32

OWNER'S CERTIFICATE

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

WHEREAS LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., is the sole owner of the following described tract of land:

BEING 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 84.058 acre tract of land conveyed to Lennar Homes of Texas Land and Construction, Inc., as evidenced in a Special Warranty Deed, recorded in Instrument No. 20141211001346870 of the Official Public Records of Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod found at the southwest corner of said 84.058 acre tract, common to the northeast corner of a called 0.0749 acre tract of land, conveyed to the State of Texas, as evidenced in a Deed, recorded in Instrument No. 20070412000493620 of the Official Public Records of Collin county, Texas, and the southeast corner of a called 24,303 Sq. Ft. tract of land, conveyed to State of Texas, as evidenced in a Deed, recorded in Instrument No. 20070731001064560, said Official Public Records, same also being on the current east right of way line of Preston Road (State Highway No. 289), a variable width right of way;

THENCE in a northerly direction, along the easterly line of said 24,303 Sq. Ft. tract, along the easterly right of way line of Preston Road, and along the westerly line of said 84.058 acre tract, the following three (3) courses:

- 1. North 00°22'07" West, a distance of 651.87 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;
2. North 14°10'25" East, a distance of 166.53 feet to a 1/2" iron rod found for corner;
3. North 00°43'28" West, a distance of 247.04 feet to a point for corner at the southwest corner of a 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, common to the northeast corner of said 24,303 Sq. Ft. tract, and the northwest corner of said 84.058 acre tract, same also being in a creek, known as Parvin Branch;

THENCE in an easterly direction, departing the east right of way line of Preston Road (State Highway No. 289), along the northerly line of said 84.058 acre tract and along said Parvin Branch, the following thirty-five (35) courses:

- 1. South 75°34'11" East, a distance of 207.24 feet to a point for corner;
2. South 68°56'03" East, a distance of 81.13 feet to a point for corner;
3. South 40°05'14" East, a distance of 75.70 feet to a point for corner;
4. South 65°10'55" East, a distance of 52.19 feet to a point for corner;
5. South 51°40'02" East, a distance of 42.33 feet to a point for corner;
6. South 15°33'33" East, a distance of 51.62 feet to a point for corner;
7. South 43°55'54" East, a distance of 19.88 feet to a point for corner;
8. North 88°05'10" East, a distance of 14.81 feet to a point for corner;
9. South 69°20'17" East, a distance of 48.38 feet to a point for corner;
10. South 43°25'35" East, a distance of 74.23 feet to a point for corner;
11. South 07°16'03" East, a distance of 13.60 feet to a point for corner;
12. South 68°28'34" East, a distance of 47.19 feet to a point for corner;
13. North 64°24'01" East, a distance of 59.57 feet to a point for corner;
14. North 84°40'29" East, a distance of 59.34 feet to a point for corner;
15. North 19°54'55" East, a distance of 60.93 feet to a point for corner;
16. North 64°08'41" East, a distance of 85.46 feet to a point for corner;
17. North 84°34'18" East, a distance of 40.49 feet to a point for corner;
18. North 66°56'16" East, a distance of 51.27 feet to a point for corner;
19. North 69°32'08" East, a distance of 152.34 feet to a point for corner;
20. North 84°57'01" East, a distance of 252.81 feet to a point for corner;
21. South 83°15'12" East, a distance of 81.41 feet to a point for corner;
22. South 58°01'19" East, a distance of 32.77 feet to a point for corner;
23. North 80°23'48" East, a distance of 38.28 feet to a point for corner;
24. North 38°31'12" East, a distance of 85.07 feet to a point for corner;
25. North 10°10'36" West, a distance of 200.22 feet to a point for corner;
26. North 48°19'15" East, a distance of 146.11 feet to a point for corner;
27. North 31°34'50" East, a distance of 60.09 feet to a point for corner;
28. North 67°29'57" East, a distance of 44.62 feet to a point for corner;
29. North 79°43'20" East, a distance of 18.56 feet to a point for corner;
30. North 58°44'30" East, a distance of 46.67 feet to a point for corner;
31. South 70°15'38" East, a distance of 102.83 feet to a point for corner;
32. South 84°18'10" East, a distance of 106.84 feet to a point for corner;
33. North 80°36'09" East, a distance of 72.29 feet to a point for corner;
34. North 84°13'07" East, a distance of 96.87 feet to a point for corner;
35. South 77°47'27" East, a distance of 22.95 feet to a point for corner;

THENCE South 01°25'48" East, departing the northerly line of said 84.058 acre tract and said Parvin Branch, and crossing said 84.058 acre tract, a distance of 1326.24 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner on the southerly line of said 84.058 acre tract;

THENCE South 89°36'04" West, along the south line of said 84.058 acre tract, a distance of 2146.41 feet to the POINT OF BEGINNING and containing 49.389 acres (2,151,369 Sq. Ft.) of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., 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, PHASE 1, an addition to the City of Frisco, and does hereby dedicate to the public use forever, the streets and alleys shown thereon. LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., 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 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 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 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 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.

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.

ACCESS EASEMENT

The undersigned covenants and agrees that he (they) shall construct upon the fire lane easements, as dedicated and shown hereon, a hard surface paved 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 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 lanes and utility easements to be maintained free and unobstructed at all times for fire department and emergency use.

FIRE LANE EASEMENT

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.

WITNESS, my hand, this 8th day of January, 2016.

BY: LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.

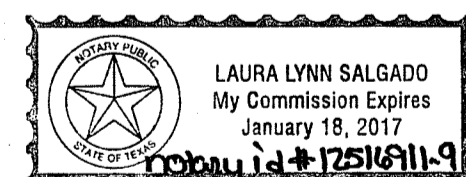
By: Alicia Schwarz, Authorized Agent

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 Alicia Schwarz, 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 8th day of January, 2016.

Notary Public, State of Texas

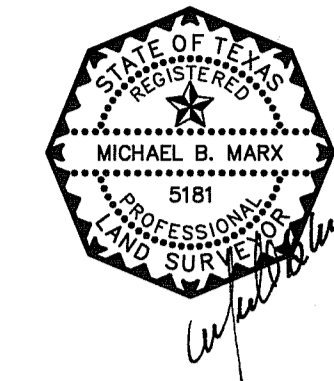


SURVEYOR'S CERTIFICATION

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.

Michael B. Marx
Registered Professional Land Surveyor No. 5181
Kimley-Horn and Associates, Inc.
5750 Genesis Court, Suite 200
Frisco, Texas 75034
Phone 972-335-3580
Fax 972-335-3779

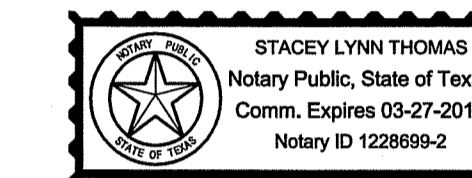


STATE OF TEXAS §
COUNTY OF COLLIN §

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 7th day of January, 2016.

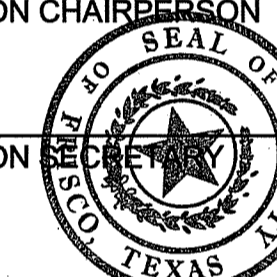
Notary Public, State of Texas



CERTIFICATE OF APPROVAL

APPROVED this 12th day of January, 2016 by the Planning & Zoning Commission of the City of Frisco, Texas.

Planning & Zoning Commission Chairperson, Planning & Zoning Commission, City Secretary



FINAL PLAT
BRETTON WOODS
PHASE 1

49.389 ACRES

BLOCK A - LOTS 1-24, BLOCK B - LOTS 1-13, BLOCK C - LOTS 1-17, BLOCK D - LOTS 1-5, BLOCK E - LOTS 1-7, BLOCK H - LOT 1, BLOCK J - LOT 1, BLOCK K - LOTS 1-3

60 SINGLE FAMILY-10 LOTS
11 HOMEOWNERS' ASSOCIATION LOTS (22.568 ACRES)

THOMAS J. JAMISON SURVEY, ABSTRACT NO. 481
CITY OF FRISCO, COLLIN COUNTY, TEXAS
CITY PROJECT # FP15-0073

Kimley Horn

ENGINEER / SURVEYOR:
KIMLEY-HORN AND ASSOCIATES, INC.
5750 Genesis Court, Suite 200
Frisco, TX 75034
P (972) 335-3580
F (972) 335-3779
Contact: Mark Harris, P.E.

Table with 6 columns: Scale, Drawn by, Checked by, Date, Project No., Sheet No. Values: N/A, CRN, KHA, 01/05/2016, 063451500, 3 OF 3

Filed and Recorded
Official Public Records
Stacey Kemp, County Clerk
Collin County, TEXAS
01/15/2016 10:40:40 AM
\$51.00 DFOSTER
20160115010000100



2016-34

OWNER / APPLICANT:
LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.
1707 Market Place Blvd., Suite 250
Irving, TX 75063
P (469) 587-5206
Contact: David Aughinbaugh