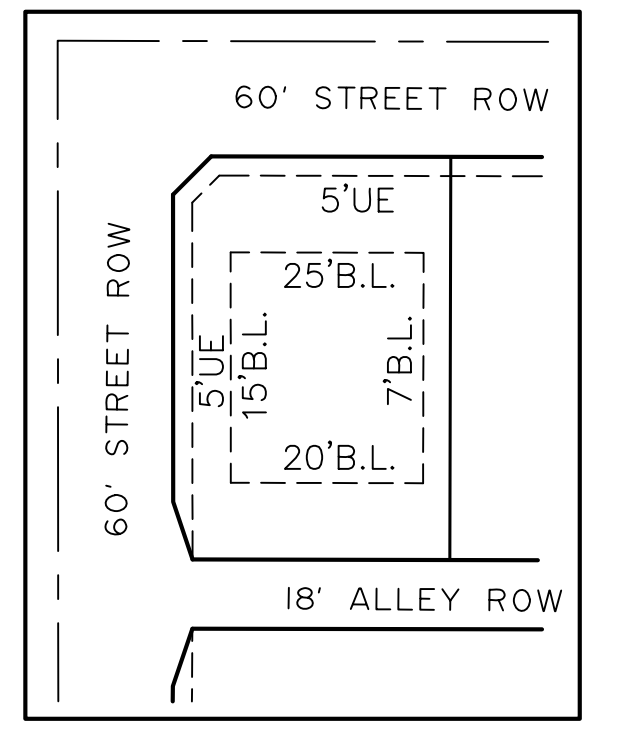
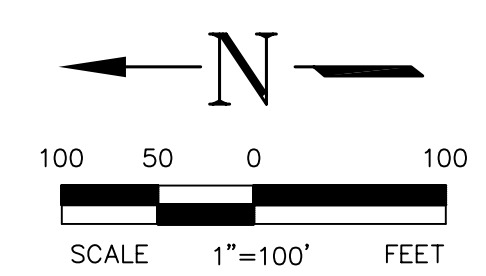
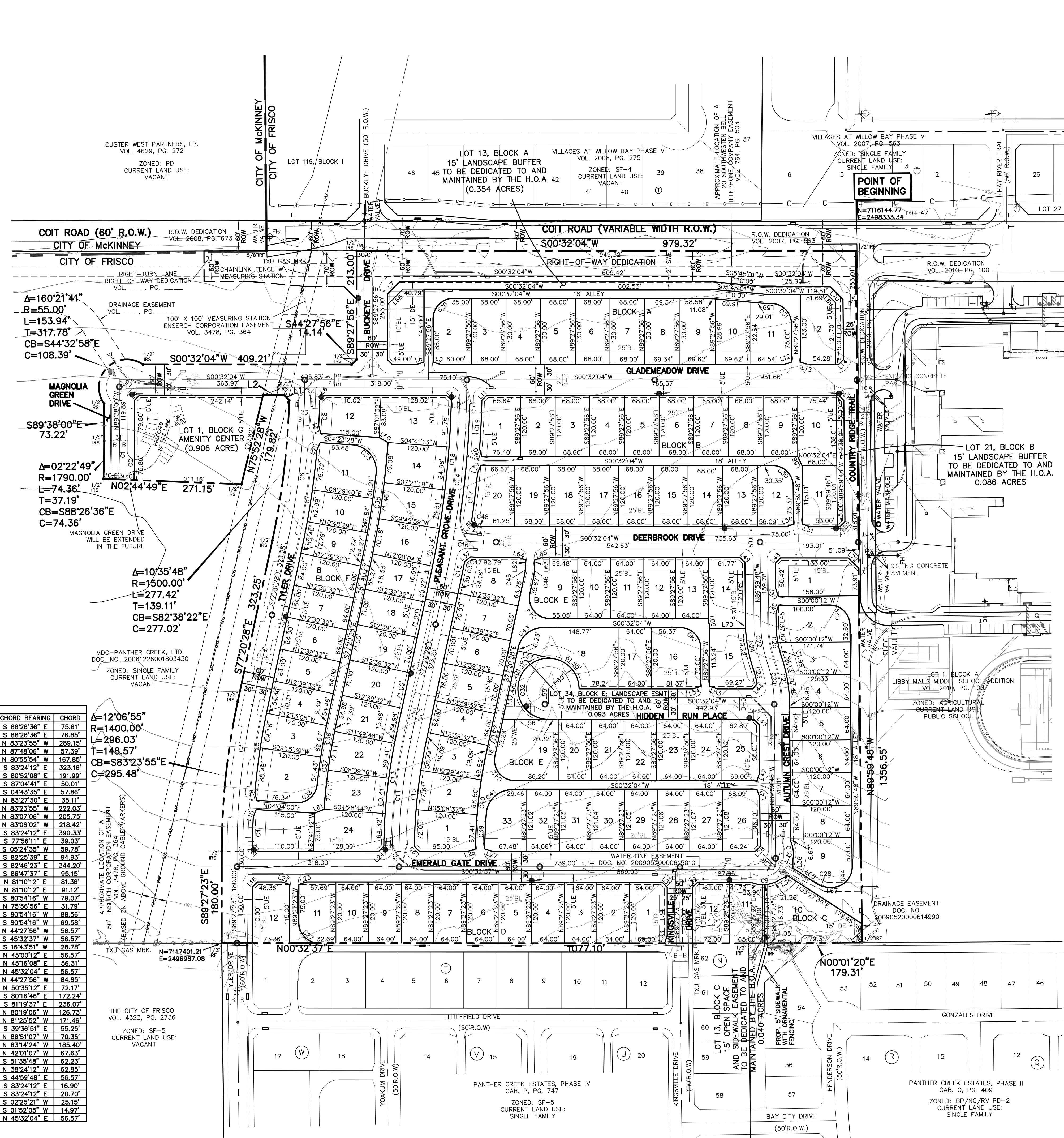


LOCATION MAP
NOT TO SCALE



TYPICAL LOT DETAIL
SF 5-WITH ALLEY

SCALE: 1" = 50'

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.
- SIDEWALKS SHALL BE FIVE FEET WIDE WITHIN THE NEIGHBORHOOD AND EIGHT FEET WIDE ALONG COIT ROAD AND THE HIKE AND BIKE TRAIL.
- 113 LOTS DEVELOPED TO PLANNED DEVELOPMENT -205-SINGLE FAMILY-5 ON 37.795 ACRES. (3.0 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.
- FENCING ALONG THE OPEN SPACE LOT SHALL BE OPEN FENCING SUCH AS WROUGHT IRON OR OTHER ORNAMENTAL FENCING. CHAIN-LINK FENCING OR SIMILAR IS PROHIBITED. FENCE HEIGHT SHALL BE A MAXIMUM OF SIX (6) FEET.
- COORDINATES SHOWN HEREON ARE NAD83 STATE PLANE COORDINATES REFERENCED FROM TWO CITY OF FRISCO MONUMENTS.
- NO FENCE SHALL BE CONSTRUCTED WITHIN THE WATER EASEMENT ON LOT 9, BLOCK C OR THE DRAINAGE EASEMENT ON LOT 10, BLOCK C.
- A PROTECTED 24 INCH WALNUT TREE IS TO BE MITIGATED AND REMOVED.
- THE SCREENING WALL IS TO BE OWNED AND MAINTAINED BY THE H.O.A.

LEGEND

- 1/2" IRON ROD SET
- IRON ROD FOUND
- BUILDING LINE SETBACK
- UTILITY EASEMENT
- RIGHT-OF-WAY
- SIDEWALK EASEMENT
- DRAINAGE EASEMENT
- STREET NAME CHANGE
- FIRE HYDRANT
- TXU GAS MARKER
- CLEAN OUT
- SANITARY SEWER MANHOLE
- STORM MANHOLE
- WATER VALVE
- ELECTRIC VAULT
- TELEPHONE RISER
- EASEMENT
- CABINET
- VOLUME
- PAGE
- H.O.A. HOMEOWNER'S ASSOCIATION
- PROP. WATERLINE & FIRE HYDRANT
- PROP. SEWER LINE & MANHOLE

LINE	BEARING	DISTANCE
L1	N46°12'10"E	13.98'
L2	N00°32'04"E	41.44'
L3	S44°27'56"E	35.36'
L4	N44°32'58"W	14.12'
L5	N45°27'02"E	21.24'
L6	S43°49'22"E	14.30'
L7	S44°27'56"E	35.36'
L8	S17°54'02"E	15.81'
L9	N18°58'10"E	15.81'
L10	S46°05'09"W	14.01'
L11	N43°55'54"W	14.27'
L12	S17°54'02"E	15.81'
L13	N18°58'10"E	15.81'
L14	S44°32'52"E	14.08'
L15	S45°16'08"W	14.21'
L16	S44°27'23"E	14.14'
L17	N45°39'02"E	14.12'
L18	S67°47'14"E	15.78'
L19	S77°02'01"W	15.68'
L20	S68°19'58"E	15.89'
L21	S73°42'51"E	15.83'
L22	S18°58'43"W	15.81'
L23	N17°53'28"W	15.81'
L24	N44°19'26"W	14.17'
L25	N45°41'02"E	14.11'
L26	S17°52'31"E	15.82'
L27	N18°59'41"E	15.80'
L28	N44°33'52"E	14.08'
L29	S45°16'25"W	35.52'
L30	N89°27'23"W	30.00'
L31	N45°32'37"E	14.14'
L32	S44°27'23"E	14.14'
L33	S71°01'17"E	15.81'
L34	S89°27'23"E	95.00'
L35	S24°20'57"E	17.05'
L36	S88°44'03"E	17.05'
L37	S36°48'44"E	14.89'
L38	N51°37'56"E	13.50'
L39	S66°15'49"E	16.25'
L40	N76°03'27"E	15.45'
L41	N71°37'19"E	15.86'
L42	N71°30'33"W	15.77'
L43	S45°16'08"W	14.21'
L44	N49°02'08"W	12.97'
L45	N89°59'48"W	19.65'
L46	S71°56'54"E	16.14'
L47	S71°34'06"W	15.81'
L48	N44°33'52"E	14.08'
L49	N45°16'08"E	14.21'
L50	S17°57'11"E	15.77'
L51	N18°54'56"E	15.86'
L52	S44°33'52"E	14.08'
L53	S18°58'10"W	15.81'
L54	N17°54'02"W	15.81'
L55	N89°27'56"W	30.00'
L56	N00°32'04"E	89.60'
L57	N12°39'32"E	75.00'
L58	N64°41'33"E	20.00'
L59	S00°32'04"W	10.64'
L60	S30°22'53"W	20.00'
L61	S21°34'12"E	20.00'
L62	N89°27'56"W	11.14'
L63	N89°27'56"W	11.14'
L64	S18°58'10"W	15.81'
L65	N17°54'02"W	15.81'
L66	N32°27'30"E	54.64'
L67	S00°01'12"W	3.22'
L68	S44°27'56"E	44.14'
L69	S81°35'01"W	20.00'
L70	N00°32'04"W	69.77'
L71	N89°59'48"W	118.01'
L72	S45°00'11"W	28.55'

NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C1	2°22'49"	1820.00'	75.61'	37.81'	S 88°26'36" E	75.61'
C2	2°22'49"	1850.00'	76.86'	38.43'	S 88°26'36" E	76.86'
C3	12°06'55"	1370.00'	289.69'	148.39'	N 83°23'55" W	289.15'
C4	2°27'14"	1340.00'	57.39'	28.70'	N 87°48'06" W	57.39'
C5	7°10'53"	1340.00'	167.96'	84.09'	N 80°55'54" W	167.85'
C6	12°07'28"	1530.00'	323.77'	162.49'	S 83°24'12" E	323.16'
C7	7°03'21"	1560.00'	192.11'	96.18'	S 80°52'08" W	191.99'
C8	1°50'12"	1560.00'	50.01'	25.01'	S 87°04'31" E	50.01'
C9	57°39'12"	60.00'	60.37'	33.02'	S 04°43'35" W	57.86'
C10	34°01'23"	60.00'	35.63'	18.36'	N 83°27'30" E	35.11'
C11	12°06'55"	1052.00'	222.45'	111.64'	N 83°23'55" W	222.03'
C12	11°33'17"	1022.00'	206.10'	103.40'	N 83°07'06" W	205.75'
C13	11°35'09"	1082.00'	218.79'	109.77'	N 83°08'02" W	218.42'
C14	12°07'28"	1848.00'	391.06'	196.26'	S 83°24'12" E	390.33'
C15	11°12'27"	1878.00'	39.03'	19.52'	S 77°56'11" E	39.03'
C16	9°44'56"	351.78'	59.86'	30.00'	S 05°24'35" W	59.78'
C17	2°53'47"	1878.00'	94.94'	47.48'	S 82°25'39" E	94.93'
C18	1°03'50"	1818.00'	344.71'	172.87'	S 82°46'23" E	344.20'
C19	2°54'11"	1878.00'	95.16'	47.59'	S 86°47'37" E	95.15'
C20	16°43'44"	250.00'	81.72'	41.23'	N 81°10'12" E	81.36'
C21	18°43'44"	280.00'	91.53'	46.18'	N 81°10'12" E	91.12'
C22	18°11'53"	250.00'	79.40'	40.04'	S 80°54'16" W	79.07'
C23	8°17'13"	220.00'	31.82'	15.94'	S 75°56'56" E	31.79'
C24	18°11'53"	280.00'	89.83'	44.84'	S 80°54'16" W	89.56'
C25	18°11'53"	220.00'	69.88'	35.20'	N 80°54'16" W	70.36'
C26	9°00'00"	40.00'	62.83'	40.00'	N 44°27'56" W	56.57'
C27	9°00'00"	40.00'	62.83'	40.00'	S 45°32'37" W	56.57'
C28	33°27'18"	50.00'	29.20'	15.03'	S 16°43'51" W	28.78'
C29	9°00'00"	40.00'	62.83'	40.00'	N 45°00'12" E	56.57'
C30	89°28'08"	40.00'	62.83'	39.63'	N 45°16'08" E	56.31'
C31	9°00'00"	40.00'	62.83'	40.00'	S 45°32'37" W	56.57'
C32	27°03'36"	80.00'	28.74'	14.37'	N 80°54'16" W	29.36'
C33	9°22'32"	50.00'	80.63'	52.13'	N 50°35'12" E	72.17'
C34	5°52'37"	1680.00'	172.32'	86.23'	S 80°16'46" E	172.24'
C35	7°58'19"	1698.00'	236.26'	118.32'	S 81°19'37" E	236.07'
C36	5°57'15"	1220.00'	126.78'	63.45'	N 80°19'06" W	126.73'
C37	8°10'48"	1202.00'	171.61'	85.95'	N 81°25'52" W	171.46'
C38	8°27'14"	40.00'	60.99'	36.20'	S 39°36'51" E	59.25'
C39	4°33'36"	884.00'	70.84'	35.20'	N 86°51'07" W	70.36'
C40	11°47'52"	902.00'	185.73'	93.19'	N 83°14'24" W	185.40'
C41	85°06'22"	50.00'	74.27'	45.90'	N 42°01'07" W	67.63'
C42	102°07'28"	40.00'	71.30'	49.51'	S 51°35'48" W	62.23'
C43	77°52'32"	50.00'	67.96'	40.40'	N 38°24'12" W	62.85'
C44	9°00'00"	40.00'	62.83'	40.00'	S 44°59'48" E	56.57'
C45	12°07'28"	80.00'	18.93'	8.50'	S 83°24'12" E	18.90'
C46	12°07'28"	98.00'	20.74'	10.41'	S 83°24'12" E	20.70'
C47	3°46'28"	381.78'	25.15'	12.58'	S 02°25'21" W	25.15'
C48	2°39'56"	321.78'	14.97'	7.49'	S 01°52'05" W	14.97'
C49	9°00'00"	40.00'	62.83'	40.00'	N 45°32'04" E	56.57'

CITY PROJECT NO. PP10-0009
PRELIMINARY PLAT
RIDGEVIEW AT PANTHER CREEK, PHASE 1

BLOCK A, LOTS 1-13; BLOCK B, LOTS 1-21;
BLOCK C, LOTS 1-13; BLOCK D, LOTS 1-12; BLOCK E,
LOTS 1-34; BLOCK F, LOTS 1-24; AND
BLOCK G, LOT 1;

113 RESIDENTIAL LOTS,
4 HOA LOTS (0.551 ACRES),
& 1 AMENITY CENTER LOT (0.906 ACRES)
PLANNED DEVELOPMENT-205;
SINGLE FAMILY-5

37.760 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 Irving, Texas 75062 (214) 630-0481

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

Revised: October 05, 2010
Submitted: September 13, 2010 Sheet 1 of 2

Plotted by: Igehrig Plot Date: 10/6/2010 2:34 PM
Drawing: H:\Projects\BZH003\dwg\BZH003ppl.dwg Saved By: Igehrig Save Time: 10/6/2010 2:33 PM