

	LINE TAE	BLE		LINE TABL	E		LINE TABL	E		LINE TABL	E		LINE TABL	E		LINE TABL	E		LINE TABL	E		LINE TABL	E		LINE TABL	.E
NC	D. BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	1 N89°37'53"E	4.06'	L32	S19°16'45"E	70.17'	L63	S09°51'58"W	27.71'	L94	N43°19'36"E	24.63'	L125	S17°55'08"E	10.75'	L156	N79°39'36"E	30.68'	L187	S26°54'21"E	49.65'	L218	N83°10'35"W	29.57'	L249	N06°05'20"E	20.83'
L2	2 S22°21'03"W	45.39'	L33	N70°42'32"E	70.17'	L64	S12°05'57"E	15.89'	L95	N18°18'18"E	9.35'	L126	N27°36'09"E	17.05'	L157	S86°03'29"E	53.40'	L188	S60°19'23"E	78.15'	L219	N46°55'20"W	25.43'	L250	S18°15'01"W	9.54'
L3	3 S00°22'07"E	17.86'	L34	S00°43'28"E	49.30'	L65	S16°42'18"W	25.48'	L96	N57°37'52"E	26.18'	L127	N04°27'24"E	20.09'	L158	N66°34'02"E	23.63'	L189	S80°05'45"E	17.95'	L220	N00°16'42"W	22.68'	L251	S17°39'48"E	7.97'
L4	4 N89°37'53"E	30.00'	L35	N00°43'28"W	62.37'	L66	S00°01'09"W	37.88'	L97	S71°34'47"E	44.36'	L128	N46°19'12"E	12.29'	L159	N88°41'56"E	11.34'	L190	S89°29'03"E	38.11'	L221	N36°41'01"E	47.18'	L252	S61°43'12"E	56.11'
L5	5 N44°43'11 " E	28.24'	L36	N90°00'00"E	42.86'	L67	S00°01'09"W	37.88'	L98	S18°27'43"E	22.13'	L129	N20°52'47"E	18.07'	L160	N73°56'05"E	12.01'	L191	S55°53'27"E	74.19'	L222	N79°11'11"E	7.65'	L253	S29°20'03"E	37.84'
L6	6 N45°16'02"W	28.32'	L37	N90°00'00"W	42.86'	L68	S16°42'18"W	25.48'	L99	S23°35'59"E	63.90'	L130	N03°56'57"W	60.47'	L161	N60°39'48"E	18.94'	L192	S80°11'59"E	7.94'	L223	S35°33'40"E	18.99'	L254	S51°42'14"E	43.73'
L7	7 S37°29'49 " E	22.40'	L38	N35°22'47"E	52.09'	L69	S12°05'57"E	15.89'	L100	S10°07'13"E	86.49'	L131	N68°17'33"E	21.80'	L162	S84°53'07"E	49.72'	L193	N75°41'52"E	33.92'	L224	S64°01'31"E	14.87'	L255	S67°52'54"E	23.50'
L8	8 S45°54'52"E	28.54'	L39	N35°22'47"E	52.09'	L70	S09°51'58"W	27.71'	L101	S04°43'48"E	47.61'	L132	N23°37'58"E	18.11'	L163	N77°25'45"E	40.96'	L194	N62°16'56"E	14.58'	L225	N74°53'09"E	60.53'	L256	S50°25'23"E	60.31'
L9	9 N09°04'49"W	32.58'	L40	N55°05'25"E	73.15'	L71	S11°56'12"E	48.08'	L102	S13°29'15"E	33.55'	L133	N71°18'26"W	37.65'	L164	S68°51'52"E	34.02'	L195	N47°28'19"E	10.49'	L226	S86°25'04"E	23.83'	L257	N83°51'56"E	46.69'
L10	0 N14°10'25"E	113.62'	L41	S45°14'52"E	6.50'	L72	S10°53'04"W	11.54'	L103	S12°09'59"W	10.00'	L134	N16°42'46"W	19.91'	L165	N84°21'28"E	35.42'	L196	N14°40'24"E	9.59'	L227	S79°33'59"E	33.07'	L258	N02°38'45"E	12.02'
L1	1 N36°40'56"W	50.47'	L42	N80°26'25"E	269.56'	L73	S20°11'23"E	39.52'	L104	S81°03'27"W	28.10'	L135	N33°21'01"E	42.83'	L166	N88°01'40"E	19.48'	L197	N49°01'31"E	8.58'	L228	S48°05'30"E	8.80'	L259	N23°16'54"W	21.52'
L12	2 N14°10'25"E	52.91'	L43	S80°26'25"W	179.98'	L74	S81°22'51"E	36.00'	L105	S24°39'35"E	23.87'	L136	N17°05'11"W	40.90'	L167	N89°44'00"E	152.12'	L198	S80°30'26"E	10.26'	L229	S87°32'42"E	27.59'	L260	N42°32'07"E	21.07
L13	3 N46°06'55"E	55.05'	L44	N43°02'42"E	120.32'	L75	S08°37'09"W	15.00'	L106	S48°14'24"E	10.09'	L137	N28°14'21"W	4.65'	L168	N47°00'51"E	13.81'	L199	N55°17'43"E	13.04'	L230	N82°46'26"E	56.38'	L261	N66°05'46"E	26.91
L14	4 S20°16'27"E	14.80'	L45	\$43°02'42"W	120.38'	L76	N81°22'51"W	36.00'	L107	S80°14'43"E	29.74'	L138	N53°15'17"W	11.35'	L169	N79°44'07"E	27.46'	L200	N04°09'46"E	19.10'	L231	S88°09'14"E	26.42'	L262	N74°52'45"E	30.46
L18	5 S46°27'35"W	14.57'	L46	N42°45'28"E	133.33'	L77	N10°55'11"E	50.99'	L108	N81°05'49"E	14.17'	L139	N83°25'21"W	59.54'	L170	N47°00'25"E	20.59'	L201	N89°18'23"E	28.60'	L232	S68°58'45"E	11.86'	L263	S41°44'00"E	16.63
L16	6 N45°16'49"W	14.16'	L47	S42°45'28"W	133.40'	L78	S49°48'12"E	37.60'	L109	N31°11'06"E	17.53'	L140	N59°33'22"W	13.82'	L171	N33°30'29"E	13.21'	L202	N27°51'20"E	16.62'	L233	S80°41'47"E	18.96'	L264	S84°27'34"E	19.19'
L17	7 N38°55'31"E	13.42'	L48	S33°30'19"W	75.91'	L79	N00°23'11"W	20.00'	L110	N85°36'46"E	14.89'	L141	N25°51'07"W	14.01'	L172	N02°34'34"E	15.10'	L203	N34°57'58"E	33.09'	L234	S72°08'59"E	36.24'	L265	N86°03'01"E	45.72
L18	8 N64°33'47"E	14.70'	L49	N56°29'41"W	25.00'	L80	S89°36'49"W	114.49'	L111	S66°42'41"E	17.86'	L142	N00°00'00"E	7.20'	L173	N58°15'46"E	12.56'	L204	N19°24'48"E	13.09'	L235	N83°44'04"E	52.20'	L266	S75°56'02"E	30.60
L19	9 S64°16'45"E	32.60'	L50	N33°30'19"E	75.91'	L81	S06°48'50"W	20.00'	L112	S41°34'22"E	58.21'	L143	N48°35'08"E	62.83'	L174	N37°19'41"E	26.85'	L205	N20°14'28"W	38.73'	L236	N34°52'40"E	38.89'	L267	S51°43'04"E	63.41
L20	0 N45°24'58"W	14.15'	L51	N43°34'03"W	42.34'	L82	S00°27'34"E	20.03'	L113	S62°37'40"E	23.99'	L144	N85°30'53"E	22.91'	L175	N21°44'39"E	26.15'	L206	N32°26'15"W	20.67'	L237	N82°12'32"E	42.30'	L268	S44°48'31"E	30.62'
L2	1 N44°35'02"E	14.14'	L52	N69°13'49"E	27.12'	L83	S89°36'49"W	60.50'	L114	S67°12'27"E	89.10'	L145	N75°22'07"E	7.16'	L176	N04°26'38"E	16.41'	L207	N79°40'45"W	35.99'	L238	N23°05'20"W	26.27'	L269	S17°16'48"E	43.31'
L22		14.14'	L53	S43°34'03"E	44.60'	L84	N00°07'07"E	20.37'	L115	S78°53'58"E	36.05'	L146	N55°20'07"E	51.66'	L177	N15°09'23"E	22.33'	L208	N61°00'15"W	25.52'	L239	N19°59'59"W	19.08'	L270	S03°08'55"W	86.33'
L23	3 N46°25'48"W	14.14'	L54	N09°00'04"W	75.10'	L85	N89°36'04"E	157.46'	L116	S71°56'11"E	24.42'	L147	N81°18'12"E	28.24'	L178	N01°58'02"W	55.67'	L209	S87°05'55"W	24.10'	L240	N34°41'25"W	47.14'	L271	N64°16'45"W	30.49'
L24			L55	N80°59'56"E	30.00'	L86	N30°35'48"W	54.10'	L117	S87°02'38"E	29.56'	L148	N76°34'33"E	11.76'	L179	N13°17'13"W	24.94'	L210	S48°53'24"W	18.29'	L241	N35°25'43"W	82.35'	L272	N75°59'30"W	27.17'
L25				N09°00'04"W	74.57'	L87	N30°35'48"W	54.10'	L118	N79°16'03"E	79.19'	L149	N89°43'04"E	12.90'	L180	N20°24'39"E	22.70'	L211	N85°22'07"W	6.47'	L242	N34°36'22"W	47.63'	L273	S88°34'12"W	10.00'
L26			L57	N11°29'41"W	24.04'	L88	N90°00'00"E	91.75'	L119	S87°21'35"E	16.12'	L150	N51°34'23"E	13.18'	L181	N29°20'54"E	27.85'	L212	N29°56'33"W	60.75'	L243	N11°51'43"W	36.21'	L274	N01°25'48"W	44.60'
L27	7 N55°44'48"W	13.53'	L58	N33°45'00"E	8.41'	L89	N90°00'00"W	91.75'	L120	S05°22'50"E	21.13'	L151	N37°21'23 " E	7.57'	L182	N84°59'28"E	15.62'	L213	N28°17'24"W	24.76'	L244	N48°13'21"W	28.91'	L275	N52°44'34"W	8.59'
L28		-	L59	N33°45'00"E	8.80'	L90	N75°18'53"E	29.45'	L121	S20°56'26"W	27.03'	L152	N76°07'50"E	18.28'	L183	S26°10'51"E	34.65'	L214	N17°33'19"W	33.10'	L245	N30°34'25"W	12.07'	L276	N37°15'26"E	30.00'
L29			L60	S20°11'23"E	48.35'	L91	N41°50'18"E	36.92'	L122	S58°27'18"W	36.49'	L153	S80°37'36"E	11.89'	L184	S11°12'56"E	29.47'	L215	N23°00'23"W	37.70'	L246	S85°00'54"W	14.46'	L277	S52°44'34"E	30.00'
L30	0 N45°54'52"W	14.27'	L61	S10°53'04"W	11.54'	L92	N31°13'20"E	39.42'	L123	S65°12'47"W	20.35'	L154	N44°45'12"E	31.37'	L185	S09°14'52"W	57.75'	L216	N62°08'36"W	51.05'	L247	N30°59'10"E	11.99'	L278	S37°15'26"W	30.00
L31	1 N44°05'08"E	14.01'	L62	S11°56'12"E	48.08'	L93	N72°38'16"E	36.59'	L124	S48°57'39"W	42.86'	L155	N63°17'30"E	77.96'	L186	S05°12'00"E	12.05'	L217	N73°47'52"W	35.89'	L248	N44°21'01"E	13.74'	L279	N52°44'34"W	8.59'

			JRVE TAI	RI E				CI	IDVE TAI	OI E		CURVE TABLE						OUD /F TABLE						
		1					1	1	JRVE TAE	3LE T			T	Cl	JRVE IAI	BLE T				С	URVE TA	BLE		
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD	NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD	NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD	NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD	
C1	33°52'26"	350.00'	206.92'	N73°25'54"W	203.92'	C31	13°22'48"	112.50'	26.27'	N69°50'11"W	26.21'	C61	31°00'10"	30.00'	16.23'	N43°37'06"W	16.04'	C91	14°23'05"	294.00'	73.81'	N80°17'14"W	73.62'	
C2	33°53'30"	350.00'	207.03'	S73°26'26"E	204.03'	C32	39°45'49"	185.05'	128.42'	N62°55'37"E	125.86'	C62	2°37'30"	344.00'	15.76'	S57°48'26"E	15.76'							
C3	26°06'27"	300.00'	136.70'	N77°19'58"W	135.52'	C33	39°37'06"	210.05'	145.24'	S62°51'15"W	142.37'	C63	31°00'10"	30.00'	16.23'	S80°04'26"W	16.04'							
C4	26°07'12"	250.00'	113.97'	S77°20'20"E	112.99'	C34	35°54'49"	214.95'	134.73'	N60°42'52"E	132.54'	C64	117°59'40"	2.00'	4.12'	S05°34'31"W	3.43'							
C5	16°48'53"	500.00'	146.74'	S80°09'45"W	146.21'	C35	34°35'42"	189.95'	114.69'	S60°03'19"W	112.96'	C65	7°12'01"	287.50'	36.13'	S86°47'11"E	36.11'							
C6	17°50'45"	500.00'	155.73'	N80°40'41"E	155.11'	C36	10°16'05"	152.50'	27.33'	S28°22'17"W	27.29'	C66	11°08'24"	412.50'	80.20'	S84°48'59"E	80.08'							
C7	34°30'39"	400.00'	240.93'	S72°20'44 " W	237.31'	C37	12°18'37"	127.50'	27.39'	N27°21'01"E	27.34'	C67	121°16'43"	13.50'	28.58'	N15°53'13"W	23.53'							
C8	55°28'36"	300.00'	290.47'	S27°21'07"W	279.26'	C38	261°51'16"	60.00'	274.21'	N49°26'29"W	90.67'	C68	34°30'39"	440.50'	265.33'	\$72°20'44"W	261.33'							
C9	10°42'14"	750.00'	140.11'	S84°14'57"W	139.91'	C39	139°03'48"	55.00'	133.49'	S45°16'49"E	103.06'	C69	59°24'12"	162.50'	168.48'	S60°17'54"E	161.03'							
C10	22°43'09"	250.00'	99.13'	S10°59'28"W	98.48'	C40	136°23'32"	55.00'	130.93'	N46°13'55"E	102.13'	C70	59°24'12"	137.50'	142.56'	S60°17'54"E	136.26'							
C11	7°39'01"	250.00'	33.38'	N05°15'19"W	33.36'	C41	104°04'56"	55.00'	99.91'	S53°08'32"W	86.73'	C71	59°24'12"	137.50'	142.56'	N60°17'54"W	136.26'							
C12	26°06'27"	250.00'	113.91'	N77°19'58"W	112.93'	C42	140°16'16"	55.00'	134.65'	N44°05'08"E	103.45'	C72	59°24'12"	162.50'	168.48'	N60°17'54"W	161.03'							
C13	22°39'22"	264.50'	104.59'	N75°36'26"W	103.91'	C43	31°04'27"	127.50'	69.15'	S04°39'09"E	68.30'	C73	13°09'10"	312.50'	71.74'	S83°25'25"E	71.58'							
C14	42°01'57"	85.50'	62.72'	N43°15'46"W	61.33'	C44	22°49'16"	112.50'	44.81'	S00°31'34"E	44.51'	C74	13°09'10"	287.50'	66.00'	S83°25'25"E	65.85'							
C15	84°04'27"	70.00'	102.72'	S64°17'01"E	93.75'	C45	21°48'10"	207.50'	78.96'	S01°02'07"E	78.48'	C75	34°37'23"	157.50'	95.18'	S85°50'29"W	93.73'							
C16	41°29'45"	85.50'	61.92'	N85°34'22"W	60.58'	C46	21°57'55"	172.50'	66.13'	S01°06'59"E	65.73'	C76	34°37'23"	132.50'	80.07'	S85°50'29"W	78.86'							
C17	25°34'26"	280.00'	124.98'	S77°36'43"E	123.94'	C47	28°48'15"	127.50'	64.10'	S02°18'11"W	63.42'	C77	47°25'40"	62.50'	51.74'	S87°45'23"E	50.27'							
C18	24°39'52"	220.00'	94.71'	S78°04'00"E	93.98'	C48	16°41'09"	72.50'	21.11'	S08°21'44"W	21.04'	C78	55°32'35"	37.50'	36.35'	S83°41'55"E	34.95'					FINAL	PLAT	
C19	41°01'08"	85.50'	61.21'	S45°13'30"E	59.91'	C49	16°41'09"	87.50'	25.48'	S08°21'44"W	25.39'	C79	117°59'40"	2.00'	4.12'	S13°49'16"W	3.43'				_			
C20	39°35'16"	85.50'	59.07'	S05°55'37"W	57.91'	C50	28°48'15"	112.50'	56.56'	S02°18'11"W	55.96'	C80	31°00'10"	30.00'	16.23'	S88°19'11"W	16.04'					BRETTON		
C21	39°35'52"	85.50'	59.09'	S84°04'41"E	57.92'	C51	21°57'55"	187.50'	71.88'	S01°06'59"E	71.44'	C81	31°00'10"	30.00'	16.23'	S60°40'40"E	16.04'					PHAS	SE 1	
C22	39°35′50"	85.50'	59.09'	N45°31'11"E	57.92'	C52	21°48'10"	192.50'	73.25'	S01°02'07"E	72.81'	C82	31°00'13"	30.00'	16.23'	N74°53'05"W	16.04'							
C23	23°08'37"	100.00'	40.39'	N78°49'37"W	40.12'	C53	22°49'16"	127.50'	50.78'	S00°31'34"E	50.45'	C83	117°59'40"	2.00'	4.12'	N00°23'08"W	3.43'					49.389 A	CRES	
C24	52°20'09"	337.50'	308.28'	S55°41'43"E	297.68'	C54	31°04'27"	112.50'	61.01'	S04°39'09"E	60.27'	C84	31°00'12"	30.00'	16.23'	N74°06'48"E	16.04'							
C25	51°56'53"	362.50'	328.67'	N54°28'11"W	317.52'	C55	33°55'28"	147.50'	87.33'	N81°39'25"E	86.06'	C85	118°04'50"	2.00'	4.12'	S00°56'02"W	3.43'		. Е	BLOCK A	- LOTS 1	-24, BLOCK B - L	OTS 1-13.	
C26	54°37'13"	87.50'	83.41'	N62°41'23"E	80.29'	C56	27°35'48"	132.50'	63.82'	N84°49'15"E	63.20'	C86	32°49'21"	30.00'	17.19'	S76°23'07"W	16.95'				KD-LOT	S 1-5, BLOCK E	- LOTS 1-7	
C27	54°37'13"	112.50'	107.25'	S62°41'23"W	103.23'	C57	31°00'10"	30.00'	16.23'	S68°55'24"E	16.04'	C87	29°22'23"	30.00'	15.38'	S72°47'34"E	15.21'				BLC	OCK J - LOT 1, BL	OCK K - LO	
C28	81°27'46"	112.51'	159.97'	N76°07'00"E	146.83'	C58	2°37'30"	356.00'	16.31'	S57°48'26"E	16.31'	C88	13°51'45"	100.00'	24.19'	N71°12'37"W	24.14'							
C29	81°19'05"	87.64'	124.38'	S76°07'00"W	114.20'	C59	31°00'10"	30.00'	16.23'	S74°37'15"E	16.04'	C89	168°17'14"	2.00'	5.87'	N19°51'53"E	3.98'				60.0		AU 37 44	
C30	61°45'48"	87.50'	94.32'	N85°58'19"E	89.82'	C60	117°59'40"	2.00'	4.12'	N30°52'50"E	3.43'	C90	9°03'43"	306.00'	48.40'	N82°40'21"W	48.35'					INGLE FAN		
			i					Ll				L						11	I HOM	LOW	NERS	S' ASSOCIA	TION L	

FINAL PLAT BRETTON WOODS PHASE 1

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 AND ASSOCIATES, INC.

ENGINEER / SURVEYOR:

5750 Genesis Court, Suite 200

Contact: Mark Harris, P.E.

CONSTRUCTION, LTD. 1707 Market Place Blvd.,

Contact: David Aughinbaugh

Suite 250

Irving, TX 75063

P (469) 587-5206

OWNER / APPLICANT:

LENNAR HOMES OF TEXAS LAND AND

Frisco, TX 75034

P (972) 335-3580 F (972) 335-3779

5750 Genesis Court, Suite 200 Frisco, Texas 75034 F FIRM # 10193822 Drawn by 1" = 80' CRN KHA 01/05/2016

Tel. No. (972) 335-3580 Fax No. (972) 335-3779 Project No. Sheet No.

063451500

2 OF 3

Official Public Records Stacey Kemp, County Clerk Collin County, TEXAS 01/15/2016 10:40:40 AM

\$51.00 DFOSTER 20160115010000190



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, conveved 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

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 ½" 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

- 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 place 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
- 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.

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.

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 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 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.

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.

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

Alicia Schwarze, Authorized Agent

STATE OF TEXAS

COUNTY OF DOLLO

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

LAURA LYNN SALGADO My Commission Expires January 18, 2017

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

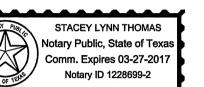


STATE OF TEXAS

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 ______ day of < \underset{OFOCOLORS}



CERTIFICATE OF APPROVAL

APPROVED this the 12th day of January 20 16 by the Planning & Zoning Commission of the City of Frisco, Texas.

PLANNING & ZONING COMMISSION CHAIRPERSON PLANNING & ZONING COMMISSION

1111 1100

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

5750 Genesis Court, Suite 200

Drawn by

Official Public Records Stacey Kemp, County Clerk Collin County, TEXAS

01/15/2016 10:40:40 AM \$51.00 DFOSTER

Frisco, Texas 75034

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

OWNER / APPLICANT: LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD. 1707 Market Place Blvd., Suite 250 Irving, TX 75063

Contact: Mark Harris, P.E.

P (469) 587-5206

Contact: David Aughinbaugh

20160115010000190

Checked b



<u>Date</u>

01/05/2016

Fax No. (972) 335-3779

Sheet No.

3 OF 3

Project No.

063451500