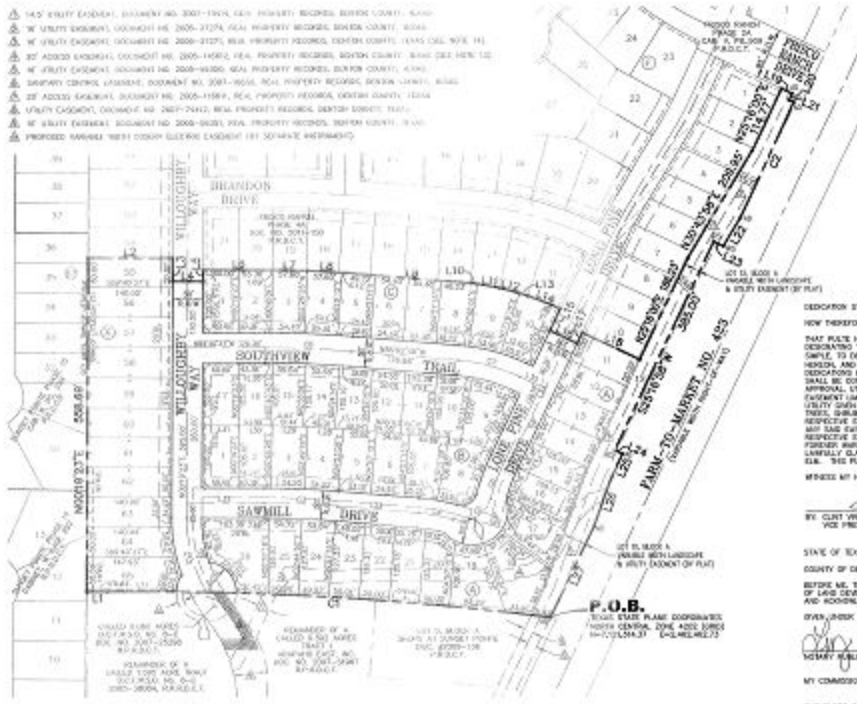

14.5' UTILITY EASEMENT, DOCUMENT NO. 2007-76474, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS
16' UTILITY EASEMENT, DOCUMENT NO. 2005-21274, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS
16' UTILITY EASEMENT, DOCUMENT NO. 2006-21271, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS (SEE NOTE 16)
20' ACCESS EASEMENT, DOCUMENT NO. 2005-145812, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS (SEE NOTE 12)
16' UTILITY EASEMENT, DOCUMENT NO. 2006-143200, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS
SANITARY CONTROL EASEMENT, DOCUMENT NO. 2007-76510, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS
23' ACCESS EASEMENT, DOCUMENT NO. 2005-115819, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS
UTILITY EASEMENT, DOCUMENT NO. 2007-74412, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS
16' UTILITY EASEMENT, DOCUMENT NO. 2006-56251, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS
PROPOSED RAINBIRD 1800 SERIES ELECTRIC EASEMENT (BY SEPARATE INSTRUMENT)

STATE OF TEXAS §
COUNTY OF DENTON §

WHEREAS, PULTE HOMES OF TEXAS, L.P., IS THE OWNER OF A TRACT OF LAND SITUATED IN THE M.E.P. & P.R.R. CO. SURVEY, ABSTRACT NO. 917, IN DENTON COUNTY, TEXAS, SAID TRACT BEING A PORTION OF A CALLED 25.318 ACRE TRACT OF LAND DESCRIBED IN A DEED TO PULTE HOMES OF TEXAS, L.P., RECORDED AS DOCUMENT NO. 2012-136283, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8-INCH IRON ROD WITH ALUMINUM CAP STAMPED "TXDOT" FOUND FOR THE SOUTHEAST CORNER OF A CALLED 1.050 SQUARE FOOT TRACT OF LAND DESIGNATED AS PARCEL 14-PART 3 IN A DEED TO THE STATE OF TEXAS, RECORDED AS DOCUMENT NO. 2011-90851, OF SAID REAL PROPERTY RECORDS, SAID POINT BEING ON THE SOUTH LINE OF SAID 25.318 ACRE TRACT AND BEING THE BEGINNING OF A CURVE TO THE LEFT;

THENCE ALONG THE SOUTH LINE OF SAID 25.318 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

NORTHERLY, ALONG SAID CURVE TO THE LEFT WHICH HAS A CHORD THAT BEARS NORTH 80 DEGREES 21 MINUTES 47 SECONDS WEST FOR 722.06 FEET, A CENTRAL ANGLE OF 27 DEGREES 37 MINUTES 53 SECONDS AND A RADIUS OF 3,200.00 FEET, FOR AN ARC DISTANCE OF 734.10 FEET TO A 5/8-INCH IRON ROD WITH CAP MARKED "PETITT-RPLS 4087" FOUND FOR THE END OF SAID CURVE;

SOUTH 89 DEGREES 30 MINUTES 17 SECONDS WEST, A DISTANCE OF 34.28 FEET TO A 5/8-INCH IRON ROD WITH CAP MARKED "PETITT-RPLS 4087" FOUND FOR THE SOUTHWEST CORNER OF SAID 25.318 ACRE TRACT;

THENCE NORTH 00 DEGREES 19 MINUTES 23 SECONDS EAST, ALONG THE WEST LINE OF SAID 25.318 ACRE TRACT, A DISTANCE OF 558.66 FEET TO A 5/8-INCH IRON ROD WITH CAP MARKED "PETITT-RPLS 4087" FOUND FOR THE SOUTHWEST CORNER OF FRISCO RANCH PHASE 4A, AN ADDITION TO DENTON COUNTY ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NO. 2017-156, PLAT RECORDS, DENTON COUNTY, TEXAS;

THENCE ALONG THE SOUTH LINE OF SAID ADDITION, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 89 DEGREES 40 MINUTES 37 SECONDS EAST, A DISTANCE OF 144.00 FEET TO A 5/8-INCH IRON ROD WITH CAP MARKED "PETITT-RPLS 4087" FOUND FOR CORNER;
SOUTH 00 DEGREES 19 MINUTES 23 SECONDS WEST, A DISTANCE OF 28.43 FEET TO A 5/8-INCH IRON ROD WITH CAP MARKED "PETITT-RPLS 4087" FOUND FOR CORNER;
SOUTH 89 DEGREES 40 MINUTES 37 SECONDS EAST, A DISTANCE OF 56.06 FEET TO A 5/8-INCH IRON ROD WITH CAP MARKED "PETITT-RPLS 4087" FOUND FOR CORNER;
NORTH 00 DEGREES 19 MINUTES 23 SECONDS EAST, A DISTANCE OF 20.00 FEET TO A 5/8-INCH IRON ROD WITH CAP MARKED "PETITT-RPLS 4087" FOUND FOR CORNER;
SOUTH 89 DEGREES 40 MINUTES 37 SECONDS EAST, A DISTANCE OF 113.38 FEET TO A 5/8-INCH IRON ROD WITH CAP MARKED "PETITT-RPLS 4087" FOUND FOR CORNER;
SOUTH 00 DEGREES 19 MINUTES 23 SECONDS WEST, A DISTANCE OF 115.36 FEET TO A 5/8-INCH IRON ROD WITH CAP MARKED "PETITT-RPLS 4087" FOUND FOR CORNER;
SOUTH 89 DEGREES 40 MINUTES 37 SECONDS EAST, A DISTANCE OF 59.23 FEET TO A 5/8-INCH IRON ROD WITH CAP MARKED "PETITT-RPLS 4087" FOUND FOR CORNER;
SOUTH 00 DEGREES 19 MINUTES 23 SECONDS WEST, A DISTANCE OF 115.36 FEET TO A 5/8-INCH IRON ROD WITH CAP MARKED "PETITT-RPLS 4087" FOUND FOR CORNER;
SOUTH 89 DEGREES 40 MINUTES 37 SECONDS EAST, A DISTANCE OF 56.06 FEET TO A 5/8-INCH IRON ROD WITH CAP MARKED "PETITT-RPLS 4087" FOUND FOR CORNER;
SOUTH 00 DEGREES 19 MINUTES 23 SECONDS WEST, A DISTANCE OF 28.43 FEET TO A 5/8-INCH IRON ROD WITH CAP MARKED "PETITT-RPLS 4087" FOUND FOR CORNER;
SOUTH 89 DEGREES 40 MINUTES 37 SECONDS EAST, A DISTANCE OF 144.00 FEET TO A 5/8-INCH IRON ROD WITH CAP MARKED "PETITT-RPLS 4087" FOUND FOR CORNER;
SOUTH 00 DEGREES 19 MINUTES 23 SECONDS EAST, A DISTANCE OF 20.00 FEET TO A 5/8-INCH IRON ROD WITH CAP MARKED "PETITT-RPLS 4087" FOUND FOR CORNER;
SOUTH 89 DEGREES 40 MINUTES 37 SECONDS EAST, A DISTANCE OF 104.00 FEET TO A 5/8-INCH IRON ROD WITH CAP MARKED "PETITT-RPLS 4087" FOUND FOR CORNER;
SOUTH 00 DEGREES 19 MINUTES 23 SECONDS WEST, A DISTANCE OF 115.36 FEET TO A 5/8-INCH IRON ROD WITH CAP MARKED "PETITT-RPLS 4087" FOUND FOR CORNER;
SOUTH 89 DEGREES 40 MINUTES 37 SECONDS EAST, A DISTANCE OF 56.06 FEET TO A 5/8-INCH IRON ROD WITH CAP MARKED "PETITT-RPLS 4087" FOUND FOR CORNER;
NORTH 00 DEGREES 19 MINUTES 23 SECONDS EAST, A DISTANCE OF 115.36 FEET TO A 5/8-INCH IRON ROD WITH CAP MARKED "PETITT-RPLS 4087" FOUND FOR CORNER;
SOUTH 89 DEGREES 40 MINUTES 37 SECONDS EAST, A DISTANCE OF 59.23 FEET TO A 5/8-INCH IRON ROD WITH CAP MARKED "PETITT-RPLS 4087" FOUND FOR CORNER;
SOUTH 00 DEGREES 19 MINUTES 23 SECONDS WEST, A DISTANCE OF 115.36 FEET TO A 5/8-INCH IRON ROD WITH CAP MARKED "PETITT-RPLS 4087" FOUND FOR CORNER;
SOUTH 89 DEGREES 40 MINUTES 37 SECONDS EAST, A DISTANCE OF 56.06 FEET TO A 5/8-INCH IRON ROD WITH CAP MARKED "PETITT-RPLS 4087" FOUND FOR CORNER;
NORTH 00 DEGREES 19 MINUTES 23 SECONDS EAST, A DISTANCE OF 28.43 FEET TO A 5/8-INCH IRON ROD WITH CAP MARKED "PETITT-RPLS 4087" FOUND FOR CORNER;
SOUTH 89 DEGREES 40 MINUTES 37 SECONDS EAST, A DISTANCE OF 144.00 FEET TO A 5/8-INCH IRON ROD WITH CAP MARKED "PETITT-RPLS 4087" FOUND FOR CORNER;

THENCE ALONG THE SOUTHEAST LINE OF SAID ADDITION, THE FOLLOWING COURSES AND DISTANCES:

NORTH 33 DEGREES 16 MINUTES 00 SECONDS EAST, A DISTANCE OF 306.25 FEET TO A 5/8-INCH IRON ROD WITH CAP MARKED "PETITT-RPLS 4087" FOUND FOR CORNER;
NORTH 30 DEGREES 43 MINUTES 58 SECONDS EAST, A DISTANCE OF 209.80 FEET TO A 5/8-INCH IRON ROD WITH CAP MARKED "PETITT-RPLS 4087" FOUND FOR CORNER;

SOUTH 28 DEGREES 18 MINUTES 00 SECONDS EAST, A DISTANCE OF 16.17 FEET TO A 5/8-INCH IRON ROD WITH CAP MARKED "PETITT-RPLS 4087" FOUND FOR CORNER ON THE SOUTHWEST RIGHT-OF-WAY OF FRISCO RANCH DRIVE, AN 86-FOOT RIGHT-OF-WAY AT THIS POINT, AND THE SOUTHWEST LINE OF FRISCO RANCH PHASE 2A, AN ADDITION TO DENTON COUNTY ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET V, PAGE 806 OF SAID PLAT RECORDS;

THENCE SOUTH 54 DEGREES 44 MINUTES 00 SECONDS EAST, ALONG SAID SOUTHWEST RIGHT-OF-WAY AND THE SOUTHWEST LINE OF SAID PHASE 2A, A DISTANCE OF 167.4 FEET TO A 5/8-INCH IRON ROD WITH ALUMINUM CAP STAMPED "TXDOT" FOUND FOR THE MOST NORTHERLY CORNER OF PHASE 2A, IN PART 1 OF SAID DEED TO THE STATE OF TEXAS;

THENCE ALONG THE NORTHWEST LINE OF SAID PARCEL 14-PART 1, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 23 DEGREES 53 MINUTES 24 SECONDS WEST, A DISTANCE OF 11.91 FEET TO A POINT IN A STONE WALL FOR CORNER;

SOUTH 66 DEGREES 04 MINUTES 26 SECONDS EAST, A DISTANCE OF 8.60 FEET TO A 5/8-INCH IRON ROD WITH ALUMINUM CAP STAMPED "TXDOT" FOUND FOR THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;

SOUTHWESTERLY, ALONG SAID NON-TANGENT CURVE TO THE RIGHT WHICH HAS A CHORD THAT BEARS SOUTH 24 DEGREES 23 MINUTES 06 SECONDS WEST FOR 215.89 FEET, A CENTRAL ANGLE OF 04 DEGREE 12 MINUTES 28 SECONDS AND A RADIUS OF 15,000.62 FEET, FOR AN ARC DISTANCE OF 215.89 FEET TO A 5/8-INCH IRON ROD WITH ALUMINUM CAP STAMPED "TXDOT" FOUND FOR CORNER ON THE NORTHWEST RIGHT-OF-WAY OF F.M. 423 AS CONVEYED IN DEED TO THE STATE OF TEXAS, RECORDED IN VOLUME 460, PAGE 25 OF SAID REAL PROPERTY RECORDS AND ON THE SOUTHEAST LINE OF SAID 25.318 ACRE TRACT;

THENCE SOUTH 30 DEGREES 43 MINUTES 58 SECONDS WEST, ALONG THE NORTHWEST RIGHT-OF-WAY OF SAID F.M. 423, A DISTANCE OF 30.31 FEET TO A 5/8-INCH IRON ROD WITH CAP MARKED "PETITT-RPLS 4087" SET FOR THE NORTHEAST CORNER OF PARCEL 14-PART 2 OF SAID DEED TO THE STATE OF TEXAS;

THENCE NORTH 64 DEGREES 43 MINUTES 03 SECONDS WEST, ALONG THE NORTHEAST LINE OF SAID PARCEL 14-PART 2, A DISTANCE OF 19.71 FEET TO A 5/8-INCH IRON ROD WITH CAP MARKED "PETITT-RPLS 4087" SET FOR CORNER;

THENCE SOUTH 25 DEGREES 16 MINUTES 58 SECONDS WEST, ALONG THE NORTHWEST LINE OF SAID PARCEL 14-PART 2, A DISTANCE OF 366.00 FEET TO A 5/8-INCH IRON ROD WITH CAP MARKED "PETITT-RPLS 4087" SET FOR CORNER;

THENCE SOUTH 64 DEGREES 43 MINUTES 02 SECONDS EAST, ALONG THE SOUTHWEST LINE OF SAID PARCEL 14-PART 2, A DISTANCE OF 14.27 FEET TO A 5/8-INCH IRON ROD WITH ALUMINUM CAP STAMPED "TXDOT" FOUND FOR THE MOST SOUTHERLY CORNER OF SAID PARCEL 14-PART 2;

THENCE SOUTH 25 DEGREES 16 MINUTES 58 SECONDS WEST, ALONG THE NORTHWEST RIGHT-OF-WAY OF SAID F.M. 423, A DISTANCE OF 63.00 FEET TO A 5/8-INCH IRON ROD WITH CAP MARKED "PETITT-RPLS 4087" SET FOR CORNER;

THENCE SOUTH 19 DEGREES 20 MINUTES 22 SECONDS WEST, ALONG THE NORTHWEST RIGHT-OF-WAY OF SAID F.M. 423, A DISTANCE OF 87.35 FEET TO A 5/8-INCH IRON ROD WITH ALUMINUM CAP STAMPED "PETITT-RPLS 4087" FOUND FOR THE MOST NORTHERLY CORNER OF SAID PARCEL 14-PART 3;

THENCE SOUTH 25 DEGREES 16 MINUTES 58 SECONDS WEST, ALONG THE NORTHWEST LINE OF SAID PARCEL 14-PART 3, A DISTANCE OF 168.38 FEET TO THE POINT OF BEGINNING AND CONTAINING 474,608 SQUARE FEET, OR 10.8982 ACRES OF LAND, MORE OR LESS.

DEDICATION STATEMENT

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT PULTE HOMES OF TEXAS, L.P., A TEXAS LIMITED PARTNERSHIP, ACTING HEREIN BY AND THROUGH ITS DULY AUTHORIZED OFFICER, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS **FRISCO RANCH PHASE 4B**, AN ADDITION TO DENTON COUNTY, TEXAS AND DOES HEREBY DEDICATE, IN FEE SIMPLE, TO DENTON COUNTY FRESH WATER SUPPLY DISTRICT NO. 8-C (THE DISTRICT) FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, AND DOES HEREBY DEDICATE THE EASEMENTS SHOWN ON THE PLAT FOR THE PURPOSES INDICATED TO THE DISTRICT'S EXCLUSIVE USE FOREVER. SAID DEDICATING BEING FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES EXCEPT AS SHOWN HEREIN. NO BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS SHALL BE CONSTRUCTED OR PLACED UPON, OVER OR ACROSS THE EASEMENTS OF SAID PLAT. AT THE DISCRETION OF THE DISTRICT AND SUBJECT TO ITS WRITTEN APPROVAL, UTILITY EASEMENTS MAY ALSO BE USED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES DESIRING TO USE THE SAME UNLESS THE EASEMENT LIMITS THE USE TO A PARTICULAR UTILITY OR UTILITIES, AND ANY PUBLIC UTILITY SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PART OF ANY BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEM ON ANY OF THESE EASEMENTS; AND ANY PUBLIC UTILITY SHALL AT ALL TIMES HAVE THE RIGHT OF INGRESS AND EGRESS TO AND FROM AND UPON ANY SAID EASEMENT FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEM WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE. I DO HEREBY BIND MYSELF, MY SUCCESSORS AND ASSIGNS TO FOREVER WARRANT AND DEFEND ALL AND SINGULAR THE ABOVE DESCRIBED STREETS, EASEMENTS AND RIGHT UNTO THE DISTRICT AGAINST EVERY PERSON WHOMSOEVER LAWFULLY CLAIMING OR TO CLAIM THE SAME OR ANY PART THEREOF. THIS PROPERTY IS LOCATED WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE TOWN OF LITTLE ELM. THIS PLAT APPROVED SUBJECT TO ALL THE PLATTING ORDINANCES, RULES AND REGULATIONS OF DENTON COUNTY AND THE TOWN OF LITTLE ELM.

WITNESS MY HAND THIS 25 DAY OF June 2012.

BY: CLINT VINCENT
VICE PRESIDENT OF LAND DEVELOPMENT – PULTE HOMES OF TEXAS, L.P.

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED CLINT VINCENT, VICE PRESIDENT OF LAND DEVELOPMENT FOR PULTE HOMES OF TEXAS, L.P., 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 CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 25 DAY OF June 2012.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: July 29, 2012

SURVEYORS CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, BRIAN S. WADE, A REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND BY ME OR UNDER MY DIRECTION AND SUPERVISION AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE "DENTON COUNTY SUBDIVISION RULES AND REGULATIONS."

BRIAN S. WADE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6086

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED BRIAN S. WADE, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 25 DAY OF June 2012.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: 12-03-15

NOTES:

1. WATER SERVICE TO BE PROVIDED BY DENTON COUNTY FRESH WATER SUPPLY DISTRICT NO. 8-C.
2. UTILITY PROVIDERS:
   (1) ELECTRIC & GAS SERVICE: COSERV
   7701 SOUTH STEMMONS
   CORINTH, TEXAS 76665
   PHONE: 1-800-274-4014
   (2) TELEPHONE SERVICE: AT&T
   3320 REGENCY DRIVE
   PLANO, TEXAS 75023
   PHONE: (972) 569-3084
3. SANITARY SEWER TO BE HANDLED BY FACILITIES APPROVED BY THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY.
4. PROPOSED SITE IS WITHIN THE EXTRATERRITORIAL JURISDICTION OF LITTLE ELM, TEXAS.
5. THE MAINTENANCE OF PAVING, GRADING AND DRAINAGE IMPROVEMENTS AND/OR EASEMENTS SHOWN ON THIS PLAT IS THE RESPONSIBILITY OF DENTON COUNTY FRESH WATER SUPPLY DISTRICT NO. 8-C. APPROVAL OF THIS PLAT DOES NOT CONSTITUTE ACCEPTANCE OF SAME FOR MAINTENANCE PURPOSES BY DENTON COUNTY.
6. PRIVATE COMMON AREAS AND FACILITIES – THE TOWN OF LITTLE ELM SHALL NOT BE HELD RESPONSIBLE FOR THE CONSTRUCTION, MAINTENANCE OR OPERATION OF ANY LOTS CONTAINING DRAINAGE AREAS OR DETENTION AREAS OR FACILITIES IDENTIFIED AS SUCH ON THIS PLAT. SAID AREAS SHALL INCLUDE, BUT MAY BE LIMITED TO PRIVATE STREETS, GARDENKEY ACCESS EASEMENTS, AND GATED SECURITY ENTRANCES; RECREATION AREAS, LANDSCAPED AREAS AND OPEN SPACES; WATER AND WASTEWATER DISTRIBUTION SYSTEMS AND TREATMENT FACILITIES; AND RECREATIONAL CLUBHOUSES / EXERCISE / SWIMMING AND RELATED FACILITIES. THE LAND OWNERS AND SUBSEQUENT OWNERS OF THE LOTS AND PARCELS IN THIS SUBDIVISION, ACTING JOINTLY AND SEVERALLY AS A LAND OWNERS ASSOCIATION, SHALL BE RESPONSIBLE FOR SUCH CONSTRUCTION, RECONSTRUCTION, MAINTENANCE AND OPERATION OF THE SUBDIVISION'S PRIVATE COMMON AREAS AND FACILITIES, AND SHALL AGREE TO INDEMNIFY AND HOLD HARMLESS THE TOWN OF LITTLE ELM, TEXAS, FROM ALL CLAIMS, DAMAGES AND LOSSES ARISING OUT OF, OR RESULTING FROM THE PERFORMANCE OF THE OBLIGATIONS OF SAID OWNERS ASSOCIATION, AS SET FORTH HEREIN.
7. ALL UTILITY EASEMENTS AND RIGHTS-OF-WAY SHOWN HEREON ARE HEREBY DEDICATED BY THIS PLAT FOR THE EXCLUSIVE USE OF DENTON COUNTY FRESH WATER SUPPLY DISTRICT NO. 8-C UNLESS OTHERWISE NOTED.
8. THE SUBJECT PROPERTY IS DEPICTED IN ZONE "X" (UNSHADED) ON THE FEMA FLOOD INSURANCE RATE MAPS, MAP NO. 48121C0410 E, DATED APRIL 18, 2011, ZONE "X" IS DEFINED THEREON AS "AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN."
9. BEARINGS ARE BASED ON A CALL OF SOUTH 25 DEGREES 16 MINUTES 58 SECONDS WEST ALONG THE SOUTHEAST LINE OF FRISCO RANCH PHASE 3A, AN ADDITION TO DENTON COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET V, PAGE 805, PLAT RECORDS, DENTON COUNTY, TEXAS.
10. THE 23-FOOT ACCESS EASEMENT RECORDED AS DOCUMENT NO. 2005-115819, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS, TO BE ABANDONED BY THE RECORDING OF THIS PLAT AT THE DENTON COUNTY COURTHOUSE.
11. THE 10-FOOT UTILITY EASEMENT RECORDED AS DOCUMENT NO. 2005-37211, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS, TO BE ABANDONED BY THE RECORDING OF THIS PLAT AT THE DENTON COUNTY COURTHOUSE.
12. ALL INTERIOR LOT CORNERS ARE 5/8-INCH IRON ROD WITH CAP MARKED "PETITT-RPLS 4087" SET ON "X" CUTS PLACED ON BARRIER FREE RAMPS, UNLESS OTHERWISE NOTED. ALL EXTERIOR CORNERS FOR THIS ADDITION ARE 5/8-INCH IRON ROD WITH CAP MARKED "PETITT-RPLS 4087" TO-SAID, UNLESS OTHERWISE NOTED. IN THE CASE OF A RETAINING WALL, BOWS LOCATED ON THE REAR LOT LINE, A 5/8-INCH IRON ROD WILL BE SET 5-FEET FROM THE LOT CORNER ALONG THE SIDE LOT LINE.
13. THIS PROPERTY MAY BE SUBJECT TO CHARGES RELATED TO IMPACT FEES AND THE APPLICANT SHOULD CONTACT THE TOWN REGARDING ANY APPLICABLE FEES DUE.
14. ALL HOA BUFFER AREA LOTS SHALL BE CONSIDERED TO HAVE A SIDEWALK/LANDSCAPE/SLOPE EASEMENT WHERE APPROPRIATE THROUGHOUT.

100 0 50 100 200
1 inch = 100 feet

LEGEND

(1)	– DESIGNATES STREET NAME CHANGE
P.O.B.	– POINT OF BEGINNING
U.E.	– UTILITY EASEMENT
S.S.E.	– SANITARY SEWER EASEMENT
W.E.	– WATERLINE EASEMENT
R.O.W.	– RIGHT-OF-WAY
50R	– 50-FOOT RADIUS
(A)	– DESIGNATES SUBDIVISION BLOCK
BL.	– BUILDING SETBACK LINE
5/8"IRS	– 5/8-INCH IRON ROD WITH CAP MARKED "PETITT-RPLS 4087" SET
W.M.E.	– WALL MAINTENANCE EASEMENT
CAB.	– CABINET
PG.	– PAGE
R.P.R.D.C.T.	– REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS
P.R.D.C.T.	– PLAT RECORDS, DENTON COUNTY, TEXAS
4D	– 5/8-INCH IRON ROD WITH ALUMINUM CAP STAMPED "TXDOT" FOUND

LINE TABLE

LINE	BEARING	LENGTH
L1	S65°33'17"W	54.28
L2	S89°40'37"E	141.30
L3	S00°19'23"W	59.43
L4	S89°40'37"E	50.00
L5	N00°19'23"E	20.00
L6	S89°40'37"E	113.36
L7	S00°19'23"W	59.23
L8	S89°40'37"E	65.72
L9	S89°07'23"E	208.94
L10	S33°16'03"E	11.40
L11	S79°44'02"E	36.91
L12	S74°56'35"E	34.47
L13	S71°45'28"E	13.84
L14	S68°38'59"E	58.48
L15	S25°16'00"W	41.27
L16	S64°44'00"E	50.00
L17	S25°16'00"W	50.00
L18	S64°44'00"E	105.00
L19	S64°44'00"E	19.14
L20	S23°53'51"W	11.91
L21	S66°04'39"E	8.00
L22	S33°43'25"E	59.01
L23	S64°43'03"W	17.71
L24	N25°16'00"E	14.27
L25	S25°16'00"W	43.07
L26	S19°37'32"E	87.35
L27	S25°16'00"W	188.36
L28	S68°38'51"E	58.71
L29	S68°12'37"E	58.71
L30	S71°51'43"E	50.00
L31	N89°40'37"W	60.00
L32	N89°40'37"W	128.56
L33	N66°02'45"W	133.28
L34	S25°19'00"E	208.40
L35	S64°44'00"E	33.62
L36	N73°13'35"W	55.94
L37	N82°48'10"W	51.31

CURVE TABLE

NO.	CHORD DIRECTION	CHORD	DELTA	RADIUS	LENGTH
C1	S88°24'32"E	744.14	8°06'21"	5265.00	744.58
C2	S24°33'08"W	213.08	1°12'28"	10924.62	213.09
C3	N87°21'41"W	121.21	4°37'52"	1500.00	121.24
C4	N79°26'11"W	58.65	11°13'09"	300.00	58.74
C5	N51°34'31"E	56.75	60°51'43"	50.00	79.00
C6	S32°27'37"W	87.72	9°37'21"	420.00	87.78
C7	N74°53'22"E	105.00	25°18'46"	330.00	136.39
C8	N87°21'41"W	142.22	4°37'52"	1760.00	142.26
C9	N83°34'31"E	35.52	80°31'43"	25.00	35.50
C10	S18°13'49"W	29.52	34°23'37"	50.00	29.87
C11	N69°48'44"E	113.73	1°12'29"	5289.00	113.73
C12	S74°53'49"E	128.45	28°48'28"	255.00	128.91

UTILITY COMPANY APPROVAL

ELECTRIC COMPANY:
CO-OWN — DATE 6/19/12

TELEPHONE COMPANY:
AT&T — DATE 6/18/12

REVIEWED AND APPROVED ON 4th 2012.
DENTON COUNTY FRESH WATER SUPPLY DISTRICT NO. 8-C

APPROVED BY THE TOWN OF LITTLE ELM ON THIS 25th DAY OF June 2012.

TOWN OFFICIAL
TOWN OF LITTLE ELM, TEXAS
DATE: 6/25/12

TOWN SECRETARY
TOWN OF LITTLE ELM, TEXAS
DATE: 6/25/12

TOWN OF LITTLE ELM TEXAS

FINAL PLAT
FRISCO RANCH PHASE 4B

10.982 ACRES
54 RESIDENTIAL LOTS
1 NON-RESIDENTIAL LOT
SITUATED IN THE
M.E.P. & P.R.R. CO. SURVEY, ABSTRACT NO. 917
DENTON COUNTY FRESH WATER
SUPPLY DISTRICT NO. 8-C
DENTON COUNTY, TEXAS

PETITT BARRAZA
ENGINEERING PLANNING SURVEYING

205 Municipal Drive
Richardson, Texas 75080
DATE: JUNE 2012

Tel. No. (214) 221-9855
Fax No. (214) 340-3566

SCALE: 1"=100'
JOB NO. 10043-48

OWNER: PULTE HOMES OF TEXAS, L.P.
A TEXAS LIMITED PARTNERSHIP
CONTACT: CLINT VINCENT
VICE PRESIDENT OF LAND DEVELOPMENT
1234 LAKESIDE DRIVE, SUITE 1500
COPPELL, TEXAS 75019
PHONE: (972) 304-2800

RECORDING BLOCK

Filed for Record
In the Official Public Records of
Denton County

On: 6/26/2012 10:03:00 AM
Doc Number: 2012-76474
Type: PLAT
Amount: 50.00
Pages: 2

I hereby certify that this instrument was FILED in the File Number sequence on the date and at the time stamped hereon by me; and was duly RECORDED in the Official Public Records of Denton County, Texas.

JUDY DONLEY
COUNTY CLERK
DENTON COUNTY, TEXAS

SHEET 1 OF 1