

- Notes:**
- Notice: 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.
  - Zoning: Single Family-7; Built to Single Family-7 Standards.
  - Where a "Jawing" 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 Lots - Block B, Lot 5; Block C, Lots 1 & 10; Block E, Lot 46; and Block F, Lot 1, are to be owned and maintained by the Homeowners Association (H.O.A.).
  - Bearing system of this survey is based on the City of Frisco Monumentation system, whose positions are published on the Texas State Plane Coordinate System, North Central Zone 4202 (North American Datum of 1983, 1955 HPGN adjustment). The horizontal coordinates of this survey are local surface coordinates derived from Frisco Monument 11 (CSF 0.99985029).
  - All retaining walls shall be owned and maintained by the property owner.
  - Portions of this site are in floodplain according to Community Panel No. 48121C0420 G, dated April 18, 2011 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Denton County, Texas and incorporated areas, Federal Emergency Management Agency, Federal Insurance Administration. This property is in ZONE "A" (areas subject to inundation by the 1-percent-annual-chance flood event generally determined using approximate methodologies, because detailed hydraulic analyses have not been performed, no base flood elevations (BFEs) or flood depths are shown), and ZONE "X" (areas determined to be outside the 0.2% annual chance floodplain) 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 open space and a single family lot shall be in accordance with Section B-4 of the Form-Based Codes Manual.
  - Detention for proposed development shown herein is not required and proposed floodplain reclamation shall have no adverse impact based on the downstream assessment and flood study submitted to the City of Frisco on 1/3/2017 by Cardinal Strategies on behalf of Claymore Engineering.
  - The Floodplain to be reclaimed is shown hatched.
  - The surveyor, as required by state law, is responsible for surveying information only and bears no responsibility for the accuracy of the engineering data on this plat.

**LEGEND**

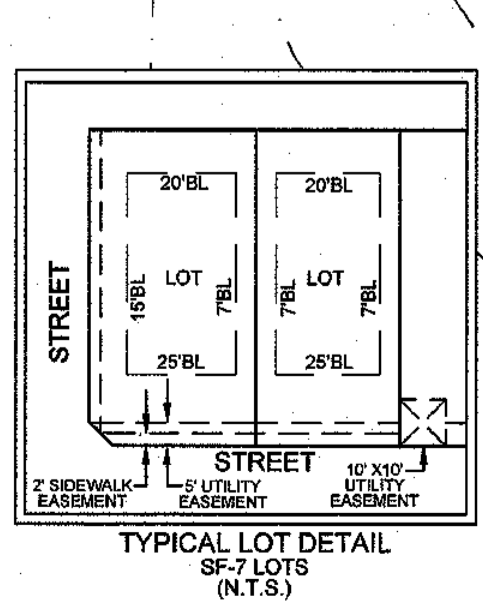
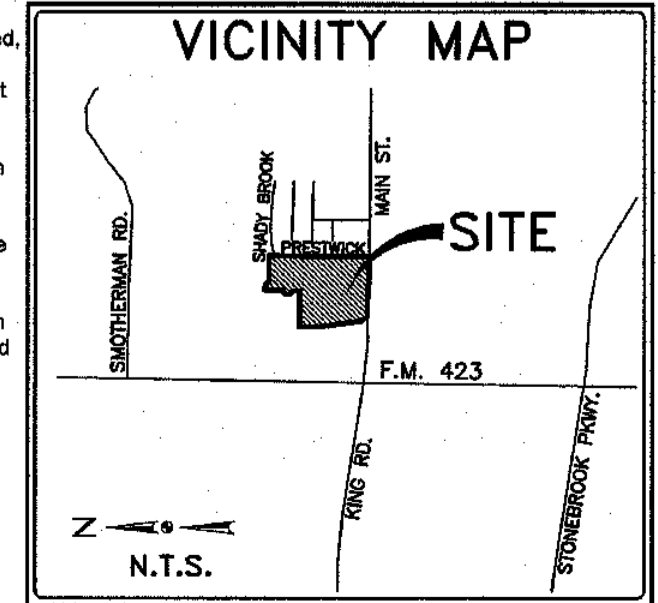
IRF = IRON ROD FOUND  
 CIRF = CAPPED IRON ROD FOUND  
 CIRR = 5/8" CAPPED IRON ROD RECOVERED STAMPED "R.P.L.S. 5430"

R.O.W. = RIGHT-OF-WAY  
 HOA = HOMEOWNERS ASSOCIATION  
 BL = BUILDING LINE  
 INST. = INSTRUMENT NO. = NUMBER VOL. = VOLUME PG. = PAGE

SF = SQUARE FEET  
 P.R.D.C.T. = PLAT RECORDS DENTON COUNTY, TEXAS  
 D.R.D.C.T. = DEED RECORDS DENTON COUNTY, TEXAS  
 O.P.R.D.C.T. = OFFICIAL RECORDS DENTON COUNTY, TEXAS

⊗ = EASEMENT TO BE ABANDONED BY THIS PLAT

ALL CORNERS ARE A 5/8 INCH IRON ROD SET WITH CAP STAMPED "TNP" UNLESS OTHERWISE NOTED ON THE SURVEY.



FRIENDSHIP CHURCH ADDITION  
 BLOCK A, LOT 1R  
 INST. NO. 2013-192  
 O.P.R.D.C.T.

**OWNER/DEVELOPER**  
 BLOOMFIELD HOMES L.P.  
 1050 E. Hwy. 114, Suite 210  
 Southlake, Texas 76062  
 PH. 817.416.1572  
 Contact: Mike Gavin

**ENGINEER**  
 CLAYMOORE ENGINEERING, INC.  
 1903 Central Drive Ste. 406  
 Bedford, Texas 76021  
 PH. 817.281.0572  
 Contact: Drew Donosky



**SURVEYOR**  
 TEAGUE NALL & PERKINS, INC.  
 825 Watters Creek Boulevard, Suite M300  
 Allen, Texas 75013  
 214.461.9867 ph 214.461.9864 fx  
 T.B.P.L.S. Registration No. 10194381  
 Contact: Brian Maddox

**FINAL PLAT  
 SPRING VIEW ESTATES**

BLOCK A - LOTS 1-16, BLOCK B - LOTS 1-5,  
 BLOCK C - LOTS 1-10, BLOCK D - LOTS 1-18,  
 BLOCK E - LOTS 1-46, & BLOCK F - LOT 1  
 91 SINGLE FAMILY-7 LOTS  
 5 HOMEOWNERS ASSOCIATION LOTS

25,936 ACRES IN THE  
 M.E.P. & P.R.R. SURVEY, ABSTRACT NO. 920, AND THE  
 J.B. BALCH SURVEY, ABSTRACT NO. 114

CITY OF FRISCO, DENTON COUNTY, TEXAS  
 CITY PROJECT # FP19-0031

August 7, 2019 1"=60' SHEET 1 OF 2

Filed for Record in the Official Records Of:  
 Denton County  
 On: 8/29/2019 10:25:34 AM  
 In the Plat Records  
 SPRING VIEW ESTATES  
 Doc Number: 2019 - 364  
 Number of Pages: 2  
 Amount: 100.00  
 Order#: 20190829000186  
 By: LV



OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DENTON

WHEREAS BLOOMFIELD HOMES, L.P., is the sole owner of a tract of land situated in the M.E.P. & P.R.R. Survey, Abstract No. 920, and the J.B. Balch Survey, Abstract No. 114 Denton County, Texas, being all of three tracts of land described by deed to Bloomfield Homes, L.P. recorded in Instrument numbers 2016-115626, 2016-115910, and 2016-115917 of the Official Public Records of Denton County, Texas, all of Lot 3, Block A of Friendship Church addition, an addition to the City of Frisco as recorded in Instrument Number 2017-244 of the Official Public Records of Denton County, Texas, and all of a Quit Claim Deed to Bloomfield Homes, L.P., recorded in Instrument Number 2017-18371 of the Official Public Records of Denton County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod with red cap found lying on the north line of Main Street (Formerly Farm Road No. 720), a variable width right-of-way, said point also being the southwest corner of said Bloomfield tracts and the southeast corner of a tract of land described by deed to The Jacky Thomas Trust as recorded in Instrument Number 2012-113431 of the Deed Records of Denton County, Texas;

THENCE along the common line of said Thomas Trust tract and said Bloomfield tracts the following courses and distances:

North 42 degrees 51 minutes 04 seconds West a distance of 89.84 feet to a 3/8 inch iron rod found for corner at the westerly base of a single old Bois-D'arc fence post;

North 09 degrees 24 minutes 16 seconds West, a distance of 463.21 feet to a 3/8 inch iron rod found for corner;

North 04 degrees 30 minutes 32 seconds West, a distance of 107.16 feet to a 1/2 inch iron rod with red cap found for the northeast corner of said Thomas Trust tract and the southeast corner of Lot 1R, Block A of the Friendship Church Addition, an addition to the City of Frisco as recorded in Instrument Number 2013-192 of the Official Public Records of Denton County, Texas;

THENCE North 04 degrees 18 minutes 47 seconds West along the common line of said Lot 1R and said Bloomfield tracts, a distance of 308.88 feet to a 1/2 inch iron rod found at the northerly base of a fence corner for the northwest corner of said Bloomfield tracts and for a southerly corner of Lot 2, Block A of said Friendship Church Addition, recorded in Instrument Number 2017-244 of the Official Public Records of Denton County, Texas;

THENCE North 88 degrees 50 minutes 34 seconds East along the common line of said Bloomfield tracts and said Lot 2, a distance of 208.02 feet to a 3/8 inch iron rod found for corner at an angle point in same;

THENCE North 89 degrees 18 minutes 30 seconds East continuing along said common line, a distance of 301.59 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found for the southeast corner of said Lot 2 and the southwest corner of Lot 3, Block A of said Friendship Church Addition, recorded in Instrument Number 2017-244 of the Official Public Records of Denton County, Texas;

THENCE along the common line of said Lot 2 and said Lot 3 the following courses and distances:

North 00 degrees 55 minutes 53 seconds West, a distance of 110.47 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found for corner at the beginning of a curve to the right;

With said curve to the right having a radius of 60.00 feet, a central angle of 173 degrees 57 minutes 08 seconds, an arc length of 182.16 feet, a chord bearing of North 02 degrees 05 minutes 33 seconds East, a distance of 119.83 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found for corner;

North 00 degrees 55 minutes 53 seconds West, a distance of 268.95 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found for corner at the northeast corner of said Lot 2, same being the northwest corner of said Lot 3;

THENCE South 72 degrees 03 minutes 20 seconds East along the north line of said Lot 3, a distance of 93.74 feet to a 2 inch Steel Fence Post found for corner;

THENCE South 51 degrees 45 minutes 50 seconds East continuing along the north line of said Lot 3, a distance of 56.24 feet to a 2 inch Steel Fence Post found for corner;

North 89 degrees 34 minutes 57 seconds East continuing along the north line of said Lot 3, a distance of 354.59 feet to a 5/8 inch iron rod found for the northwest corner of Meadow Creek Addition, an addition to the City of Frisco recorded in Cabinet U, Slide 347 of the Plat Records of Denton County, Texas same being the northeast corner of said Lot 3;

THENCE South 00 degrees 39 minutes 02 seconds East along the east line of said Lot 3 same being the west line of said Meadow Creek Addition, a distance of 63.20 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found for the northeast corner of a right-of-way dedication for Shady Brook Lane, (a 50' right-of-way) as dedicated by said Friendship Church Addition, recorded in Instrument Number 2017-244 of the Official Public Records of Denton County, Texas said;

THENCE along the common line of said Lot 3 and said right-of-way dedication the following courses and distances:

South 89 degrees 04 minutes 07 seconds West along the north r, a distance of 150.00 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found for corner;

South 00 degrees 39 minutes 02 seconds East, a distance of 50.00 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found for corner;

North 89 degrees 04 minutes 07 seconds East, a distance of 135.00 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found for corner;

South 72 degrees 28 minutes 07 seconds East, a distance of 15.79 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found for corner lying on the aforementioned west line of said Meadow Creek Addition;

THENCE South 00 degrees 39 minutes 02 seconds East along the west line of said Meadow Creek Addition, a distance of 1284.31 feet to a 1/2 inch iron rod with cap stamped "R.P.L.S. 5430" found for the southeast corner of said Bloomfield tracts and the southwest corner of said Meadow Creek Addition, said point also lying on the north line of previously mentioned Main Street;

THENCE North 89 degrees 34 minutes 00 seconds West along the north line of said Main Street, a distance of 289.79 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found for corner;

THENCE North 89 degrees 02 minutes 17 seconds West continuing along the north line of said Main Street, a distance of 586.66 feet to the POINT OF BEGINNING containing 1,129,771 square Feet, or 25.936 acres of land.

Table with 3 columns: LINE, BEARING, DISTANCE. Lists lot line bearings and distances from L1 to L30.

Table with 6 columns: CURVE, RADIUS, DELTA ANGLE, ARC LENGTH, CHORD BEARING, CHORD LENGTH. Lists curve data for C1 to C10.

Table with 6 columns: CURVE, RADIUS, DELTA ANGLE, ARC LENGTH, CHORD BEARING, CHORD LENGTH. Lists boundary curve data for C1.

Table with 3 columns: LINE, BEARING, DISTANCE. Lists boundary line bearings and distances from L1 to L9.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, BLOOMFIELD HOMES, L.P., acting herein by and through its duly authorized officers, does hereby certify and adopt this plat designating the herein above described property as SPRING VIEW ESTATES BLOCK A - LOTS 1-16, BLOCK B - LOTS 1-5, BLOCK C - LOTS 1-10, BLOCK D - LOTS 1-18, BLOCK E - LOTS 1-46, & BLOCK F - LOT 1, an addition to the City of Frisco, and does hereby dedicate to the public use forever, the streets and alleys shown thereon. BLOOMFIELD HOMES, L.P., 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 is approved subject to all platting ordinances, rules, regulations and resolutions of the City of Frisco, Texas.

WITNESS, my hand, this 20th day of August, 2019.

BLOOMFIELD HOMES, L.P.,

a Texas limited partnership
By: Bloomfield Properties, Inc., a Texas corporation, General Partner
By: Donald J. Dykstra, President

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Donald J. Dykstra, 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 20th day of August, 2019.

Notary Public, State of Texas
ADRIAN SULLIVAN
Notary Public, State of Texas
Comm. Expires 06-22-2023
Notary ID 130244190

FLOODPLAIN AND DRAINAGE EASEMENT

STATE OF TEXAS
COUNTY OF DENTON
CITY OF FRISCO

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 "Floodplain 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 Floodplain Drainage Easement. The area within the Floodplain 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 Floodplain Drainage Easement or for any damage to private property or person that results from the flow of water within the Floodplain Drainage Easement. No obstruction to the natural flow of storm water shall be permitted by construction of any type within the Floodplain Drainage Easement unless approved by the Director of Engineering Services. Each property owner shall keep the portion of the Floodplain 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 Floodplain 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 Floodplain 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 Floodplain 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.

STREET EASEMENT

The area or areas shown on the plat as "Street Easement" are hereby given and granted to the City of Frisco (City), its successors and assigns, as an easement to construct, reconstruct, operate, repair, re-build, replace, relocate, alter, remove and perpetually maintain street and highway facilities, together with all appurtenances and incidental improvements, in, upon and across certain real property owned by Grantor. Appurtenances and incidental improvements include, but are not limited to, curbs, gutters, inlets, aprons, traffic signs with or without attached flashing lights, guard rails, sidewalks, buried conduits, buried City utilities, and underground franchise utilities. Street Easements shall remain accessible at all times and shall be maintained by the Owners of the lot or lots that are traversed by, or adjacent to the Street Easement. After doing any work in connection with the construction, operation or repair of the street and highway facilities, the City shall restore the surface of the Street Easement as close to the condition in which it was found before such work was undertaken as is reasonably practicable, except for trees, shrubs and structures within the Street Easement that were removed as a result of such work.

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, Brian Maddox, 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 20th day of August, 2019.

Brian Maddox, RPLS #5430

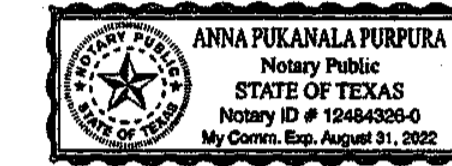


STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Brian Maddox, 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 20th day of August, 2019.

Anna Pukanala Purpura
Notary Public, State of Texas



CERTIFICATE OF APPROVAL
APPROVED this the 20th day of August, 2019, by the Planning & Zoning Commission of the City of Frisco, Texas.
Includes signatures of Planning & Zoning Commission Chair and Secretary.

FINAL PLAT
SPRING VIEW ESTATES

BLOCK A - LOTS 1-16, BLOCK B - LOTS 1-5, BLOCK C - LOTS 1-10, BLOCK D - LOTS 1-18, BLOCK E - LOTS 1-46, & BLOCK F - LOT 1
91 SINGLE FAMILY-LOTS
5 HOMEOWNERS ASSOCIATION LOTS

25.936 ACRES IN THE
M.E.P. & P.R.R. SURVEY, ABSTRACT NO. 920, AND THE
J.B. BALCH SURVEY, ABSTRACT NO. 114

CITY OF FRISCO, DENTON COUNTY, TEXAS
CITY PROJECT # FP19-0031

Filed for Record
in the Official Records Of:
Denton County
On: 8/29/2019 10:25:34 AM
in the PLAT Records
SPRING VIEW ESTATES
Doc Number: 2019-364
Number of Pages: 2
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Order#: 20190829000186
By: LV

OWNER/DEVELOPER
BLOOMFIELD HOMES L.P.
1050 E. Hwy. 114, Suite 210
Southlake, Texas 76092
PH. 817.416.1572
Contact: Mike Gavin

ENGINEER
CLAYMOORE ENGINEERING, INC.
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Contact: Drew Donosky

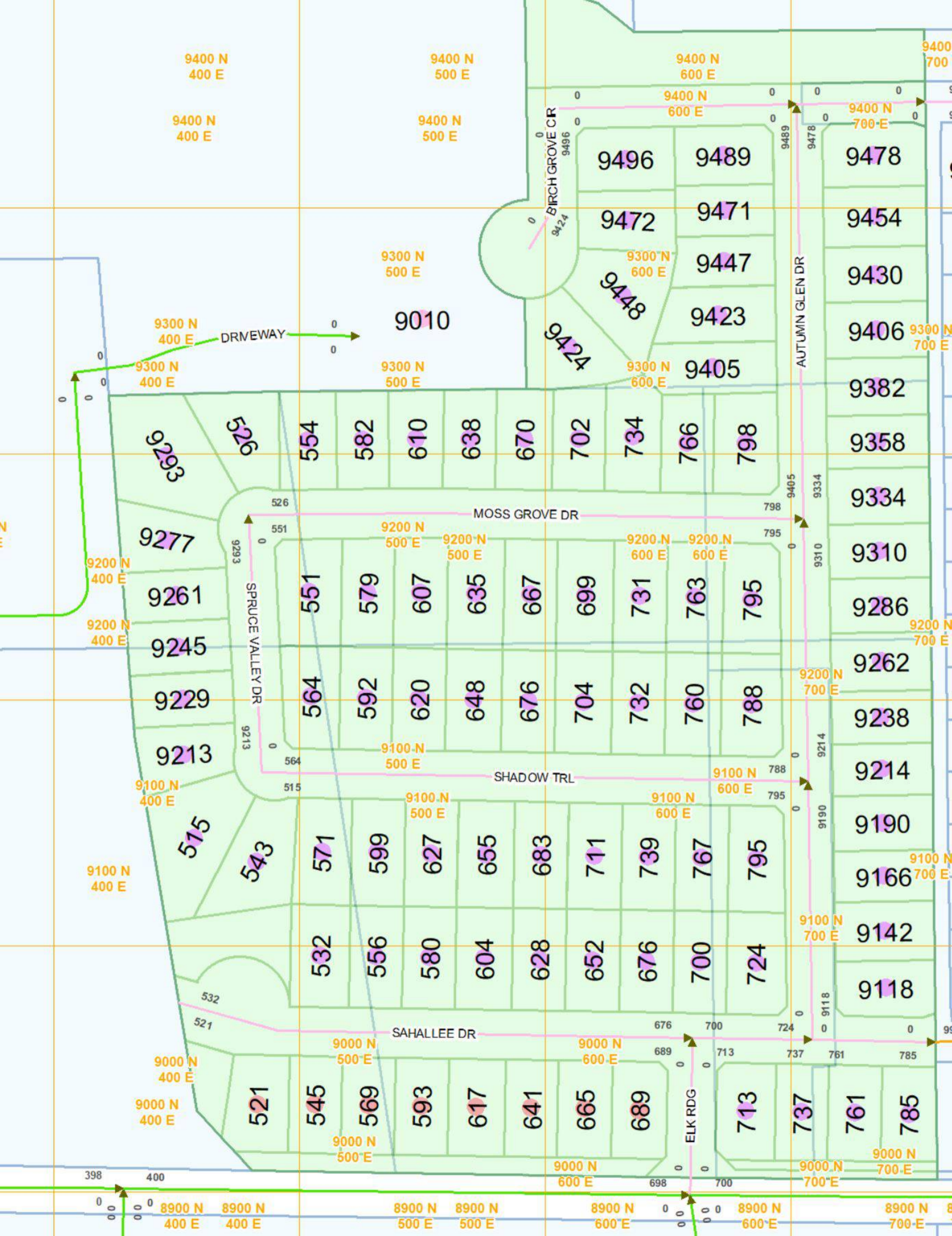


SURVEYOR
TEAGUE NALL & PERKINS, INC.
825 Watters Creek Boulevard, Suite M300
Allen, Texas 75013
214.481.9867 ph 214.481.9864 fx
T.B.P.L.S. Registration No. 10194381
Contact: Brian Maddox

Project # 16-1587-BLM 18502

August 7, 2019 1"=60' SHEET 2 OF 2





9400 N 400 E

9400 N 500 E

9400 N 600 E

9400 N 700 E

9400 N 400 E

9400 N 500 E

9400 N 600 E

9400 N 700 E

9300 N 500 E

9300 N 600 E

9300 N 700 E

9300 N 400 E

9300 N 500 E

9300 N 600 E

DRIVEWAY

BIRCH GROVE CR

AUTUMN GLEN DR

MOSS GROVE DR

SHADOW TRL

SAHALLEE DR

ELK RDG

SPRUCE VALLEY DR

9293

9277

9261

9245

9229

9213

515

543

532

521

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