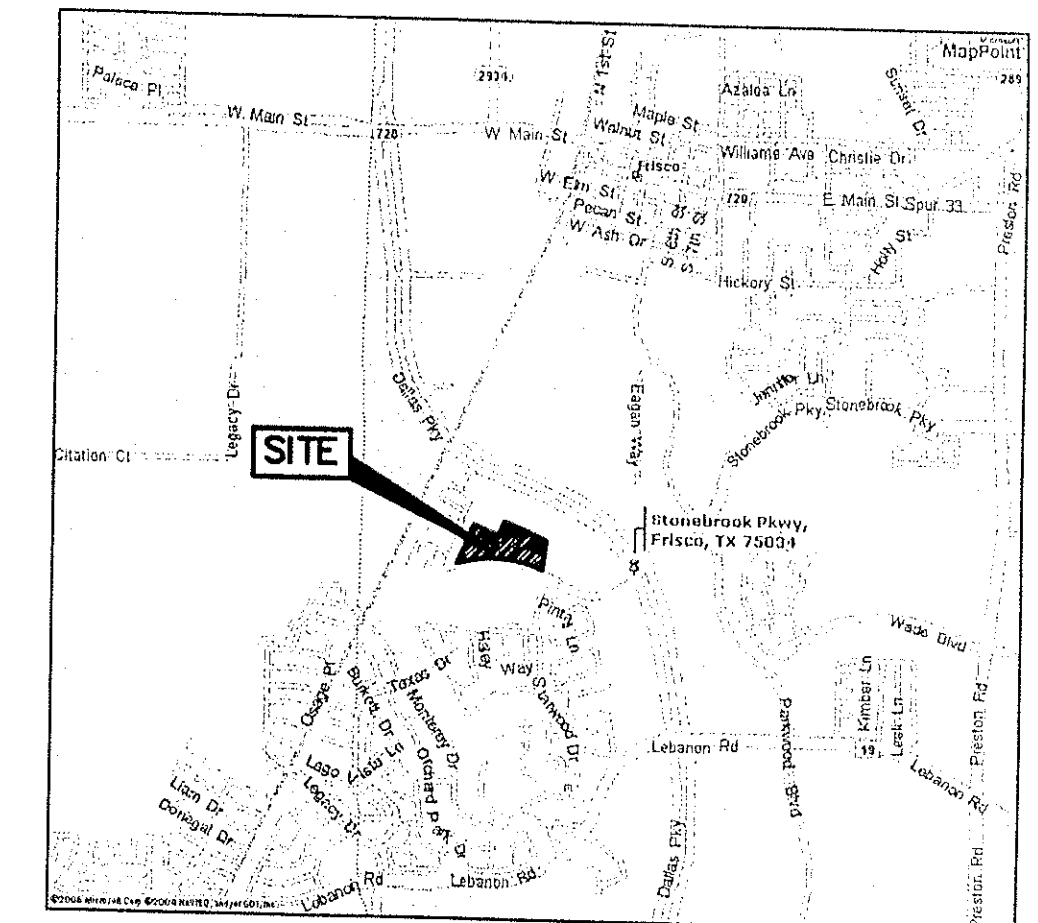


LEGEND

- IRF IRON ROD FOUND
- IRS IRON ROD SET
- WME WALL MAINTENANCE EASEMENT
- BL BUILDING LINE
- HOA HOME OWNERS ASSOCIATION
- ADUE ACCESS DRAINAGE AND UTILITY EASEMENT
- DE DRAINAGE EASEMENT
- UE UTILITY EASEMENT
- WE WATER EASEMENT
- SSE SANITARY SEWER EASEMENT
- SME SIDEWALK & MAINTENANCE EASEMENT
- WME WALL MAINTENANCE EASEMENT
- 10'x10' UTILITY EASEMENT
- ▲ DENOTES "ZERO LOT LINE" SIDE OF LOT (SEE DETAIL SHT 2)



LOCATION MAP
NOT TO SCALE

SITE DENSITY
66 LOTS/21.581 ACRES = 3.06 U/AC

SITE AREA CALCULATIONS
GROSS AREA = 21.845 ACRES
ROW DEDICATION = 0.227 ACRES
LOT TO CHURCH = 0.037 ACRES
NET AREA = 21.581 ACRES
OPEN SPACE AREA (NET) = 3.239 ACRES
PERCENTAGE OF OPEN SPACE = 15.01%

LOT AREA TABLE

BLOCK	LOT	AREA(SF)	BLOCK	LOT	AREA(SF)
A	1	6,780	E	6	7,540
A	2	6,623	E	7	6,050
A	3	6,875	E	8	6,050
A	4	6,875	E	9	6,050
A	5	6,875	E	10	9,725
B	1	7,687	F	1	7,802
B	2	6,050	F	2	6,065
B	3	6,050	F	3	6,050
B	4	6,050	F	4	6,050
B	5	7,359	F	5	6,050
B	6	9,101	F	6	12,993
B	7	6,268	F	7	11,730
B	8	6,325	F	8	6,603
B	9	6,325	F	9	6,600
B	10	8,071	F	10	6,600
C	1	10,906	F	11	6,600
C	2	7,955	F	12	7,262
C	3	7,135	G	1	10,637
C	4	7,213	G	2	8,602
C	5	7,084	G	3	7,013
C	6	7,746	G	4	6,846
C	7	8,866	G	5	6,447
C	8	10,449	G	6	6,205
D	1	8,289	G	7	6,257
D	2	6,875	G	8	6,551
D	3	6,875	G	9	9,941
D	4	6,875	G	10	15,222
D	5	7,405	G	11	7,451
E	1	7,176	G	12	6,071
E	2	6,050	G	13	6,076
E	3	6,050	G	14	6,080
E	4	6,050	G	15	15,395

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.
- ALL OPEN SPACE AREAS TO BE DEDICATED TO & MAINTAINED BY HOA.
- ALL LANDSCAPE BUFFER AREAS TO BE DEDICATED TO & MAINTAINED BY HOA.
- BUILDINGS LOCATED WITHIN 100 FEET FROM PROPERTIES ZONED FOR SINGLE FAMILY SHALL BE NO MORE THAN ONE (1) STORY.

FLOOD STATEMENT:

ACCORDING TO COMMUNITY MAP PANEL NO. 48085C0265 G, DATED JANUARY 19, 1996 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM MAP, THIS PROPERTY IS WITHIN FLOOD ZONE "X", (AREAS DETERMINED TO BE OUTSIDE CHANNEL). IF THIS SITE IS 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 STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

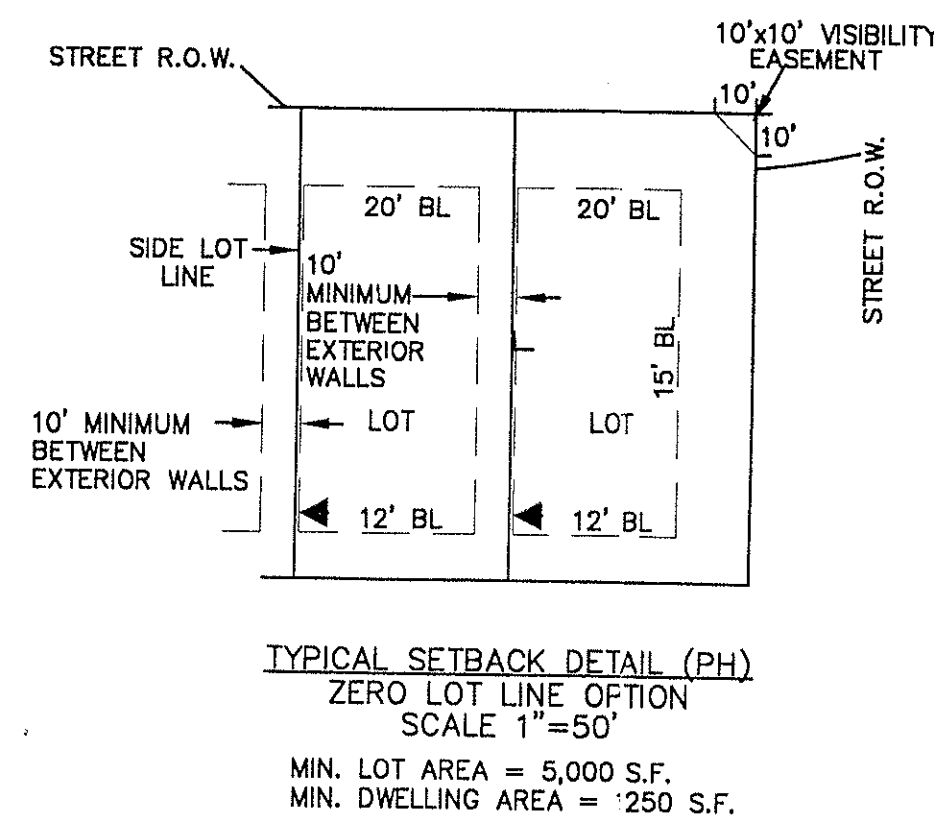
THIS DEVELOPMENT SHALL BE IN ACCORDANCE WITH SECTION 404 OF THE CLEAN WATER ACT AND SECTION 10 OF THE RIVERS AND HARBOURS ACT OF 1899, UNDER SECTION 404, A PERMIT WILL BE REQUIRED BY THE U.S. ARMY CORPS OF ENGINEERS FOR STORMWATER DISCHARGE INTO WATERS OF THE UNITED STATES.

LINE TABLE

LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	N07°50'44"W	17.94'	L27	N55°27'19"E	13.38'
L2	N68°55'49"E	21.76'	L28	N35°32'33"W	14.55'
L3	N21°24'55"W	20.82'	L29	N52°47'42"E	14.14'
L4	N68°37'33"E	20.78'	L30	S37°12'18"E	14.14'
L5	N22°30'03"E	39.73'	L31	N51°39'11"E	35.84'
L6	S11°26'17"E	29.54'	L32	S36°45'57"E	35.84'
L7	N78°33'43"E	107.45'	L33	S52°48'43"E	56.96'
L8	S72°10'53"E	111.30'	L34	S87°27'11"E	111.30'
L9	N27°43'19"W	25.82'	L35	N22°26'19"E	55.79'
L10	N34°50'09"E	92.39'	L36	N25°20'42"E	28.24'
L11	S82°12'18"E	25.00'	L37	N45°21'08"E	26.11'
L12	S52°48'43"E	39.02'	L38	N22°26'19"E	52.88'
L13	N34°50'09"E	115.91'	L39	N07°47'42"E	37.23'
L14	N70°31'12"E	13.62'	L40	S66°12'35"W	24.42'
L15	S21°31'06"E	14.05'	L41	N34°50'09"E	3.74'
L16	N37°14'13"E	35.60'	L42	S07°47'42"W	24.06'
L17	S51°42'50"E	33.78'	L43	N53°14'09"E	14.03'
L18	N67°30'03"E	14.14'	L44	N49°55'34"W	17.74'
L19	N22°29'57"W	14.14'	L45	N19°53'55"W	25.82'
L20	N21°24'55"W	13.87'	L46	N24°39'39"E	21.38'
L21	N88°35'05"E	14.41'	L47	S19°53'55"E	30.44'
L22	S22°29'58"E	14.14'	L48	S82°12'18"E	87.17'
L23	S34°07'16"W	14.28'	L49	S82°12'18"E	83.63'
L24	S57°06'36"E	13.65'	L50	S82°12'18"E	90.90'
L25	N51°19'24"E	14.50'	L51	S82°12'18"E	85.53'
L26	S39°59'03"E	13.53'	L52	S67°34'19"E	127.25'

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHD.	BEARING	CHORD
C1	52.96'	100.00'	30°20'47"	27.12'	S07°19'40"W	52.35'	
C2	148.0'	250.00'	33°56'20"	76.29'	S84°28'07"E	145.93'	
C3	148.1'	250.00'	33°56'40"	76.30'	S05°32'03"W	145.95'	
C4	448.1'	2263.00'	11°20'50"	224.82'	N70°15'39"W	447.44'	
C5	323.7'	2263.00'	8°11'52"	162.17'	S78°41'43"W	323.51'	
C6	127.0'	2273.00'	3°12'08"	63.53'	S84°23'32"W	127.02'	
C7	155.5'	55.00'	162°01'02"	347.59'	S21°35'14"E	108.65'	
C8	151.6'	55.00'	158°01'33"	283.29'	S68°35'05"W	107.98'	
C9	154.8'	55.00'	161°08'58"	331.32'	N23°05'36"W	108.51'	
C10	151.9'	55.00'	158°18'30"	287.07'	S51°51'08"W	108.04'	
C11	424.4'	610.00'	39°51'57"	221.21'	N81°30'18"W	415.92'	
C12	155.2'	55.00'	161°45'34"	342.60'	N53°34'41"E	108.61'	
C13	254.21'	55.00'	264°49'33"	60.21'	N39°50'02"W	81.21'	
C14	341.70'	2263.00'	8°39'05"	171.18'	N86°52'49"W	341.38'	
C15	151.53'	2273.00'	3°49'10"	75.79'	N80°38'41"W	151.50'	
C16	354.33'	925.00'	21°56'53"	179.37'	S72°32'46"E	352.17'	
C17	76.58'	250.00'	17°33'00"	38.59'	N16°34'12"E	76.28'	
C18	79.67'	72.50'	62°57'33"	44.39'	S66°18'56"W	75.72'	
C19	63.18'	57.50'	62°57'33"	35.21'	S66°18'56"W	60.05'	



P&Z Commission
Date: 6/3/06
Approved: [Signature]
Denied: [Signature]

WYNDSOR POINTE

BLOCK A, LOTS 1-9, BLOCK B, LOTS 1-10,
BLOCK C, LOTS 1-9, BLOCK D, LOTS 1-6,
BLOCK E, LOTS 1-10, BLOCK F, LOTS 1-12 &
BLOCK G, LOTS 1-16
66 RESIDENTIAL LOTS ~ PD 103 PH STANDARDS
6 OPEN SPACES

21.806 ACRES OUT OF THE
JAMES BOLIN SURVEY, ABSTRACT NO. 32
CITY OF FRISCO
COLLIN COUNTY, TEXAS

STONEBROOK REALTY INVESTMENT PARTNERS, LTD. OWNER/DEVELOPER
5300 Town & Country Blvd., Suite 190
Frisco, Texas 75034 (972)668-8400

JONES & BOYD, INC. SURVEYOR/ENGINEER
17090 Dallas Parkway, Suite 200
Dallas, Texas 75248 (972)248-7676

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