

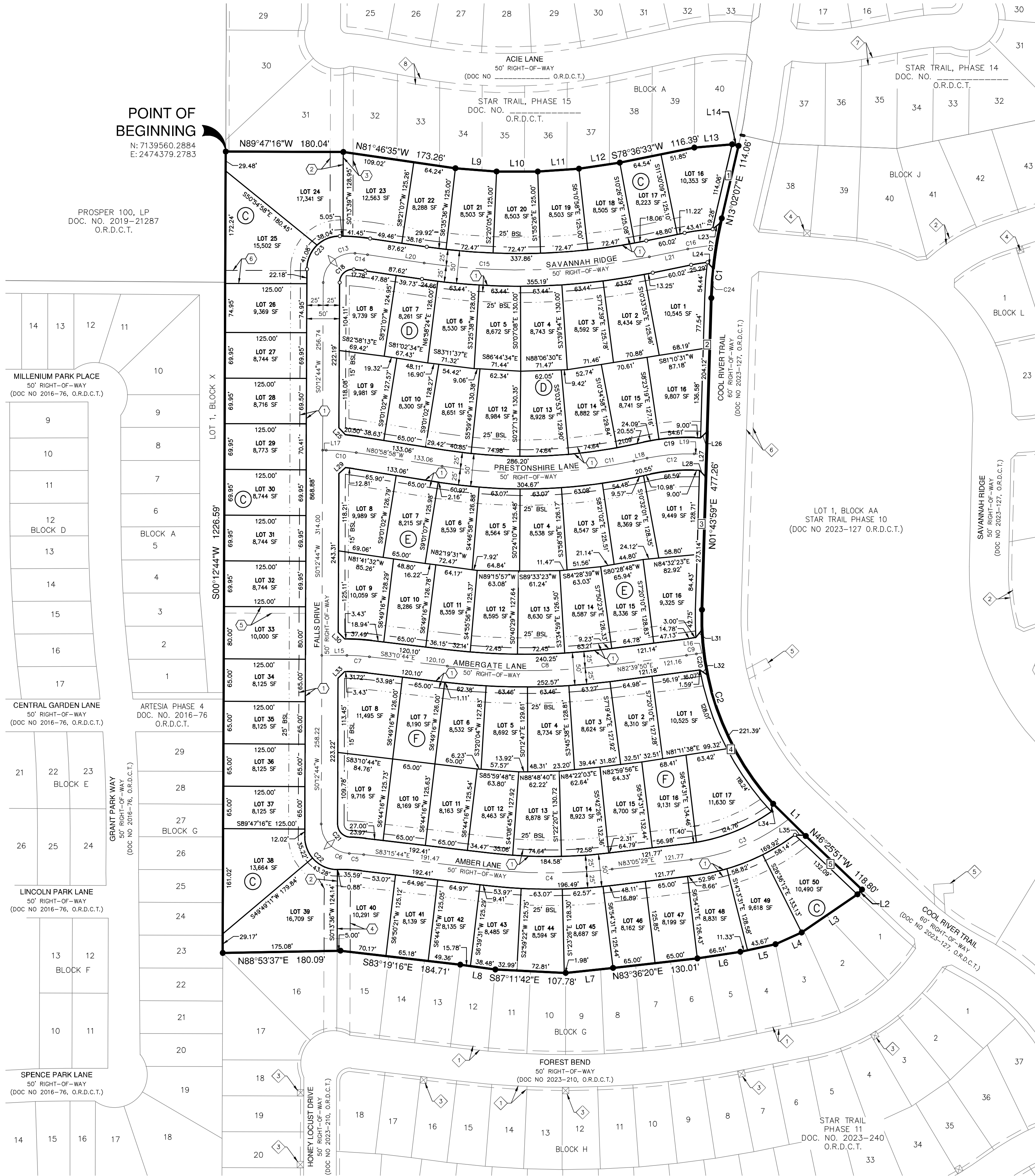
LOT	BLOCK	AREA (SF)	AREA (AC)
16	C	10353	0.238
17	C	8223	0.189
18	C	8505	0.195
19	C	8503	0.195
20	C	8503	0.195
21	C	8503	0.195
22	C	8288	0.190
23	C	12663	0.288
24	C	17341	0.398
25	C	15502	0.356
26	C	8369	0.215
27	C	8744	0.201
28	C	8716	0.200
29	C	8773	0.201
30	C	8744	0.201
31	C	8744	0.201
32	C	8744	0.201
33	C	10000	0.230
34	C	8125	0.187
35	C	8125	0.187
36	C	8125	0.187
37	C	8125	0.187
38	C	13664	0.314
39	C	16709	0.384
40	C	10291	0.236
41	C	8139	0.187
42	C	8135	0.187
43	C	8485	0.195
44	C	8594	0.197
45	C	8687	0.199
46	C	8162	0.187
47	C	8199	0.188
48	C	8831	0.203
49	C	9618	0.221
50	C	10490	0.241

LOT	BLOCK	AREA (SF)	AREA (AC)
1	D	10545	0.242
2	D	8434	0.194
3	D	8592	0.197
4	D	8743	0.201
5	D	8672	0.199
6	D	8530	0.196
7	D	8261	0.190
8	D	9739	0.224
9	D	9981	0.229
10	D	8300	0.191
11	D	8651	0.199
12	D	8984	0.206
13	D	8928	0.205
14	D	8882	0.204
15	D	8741	0.201
16	D	9807	0.225

LOT	BLOCK	AREA (SF)	AREA (AC)
1	E	9449	0.217
2	E	8369	0.192
3	E	8547	0.196
4	E	8538	0.196
5	E	8564	0.197
6	E	8539	0.196
7	E	8215	0.189
8	E	9989	0.229
9	E	10059	0.231
10	E	8286	0.190
11	E	8359	0.192
12	E	8595	0.197
13	E	8630	0.198
14	E	8587	0.197
15	E	8336	0.191
16	E	9325	0.214

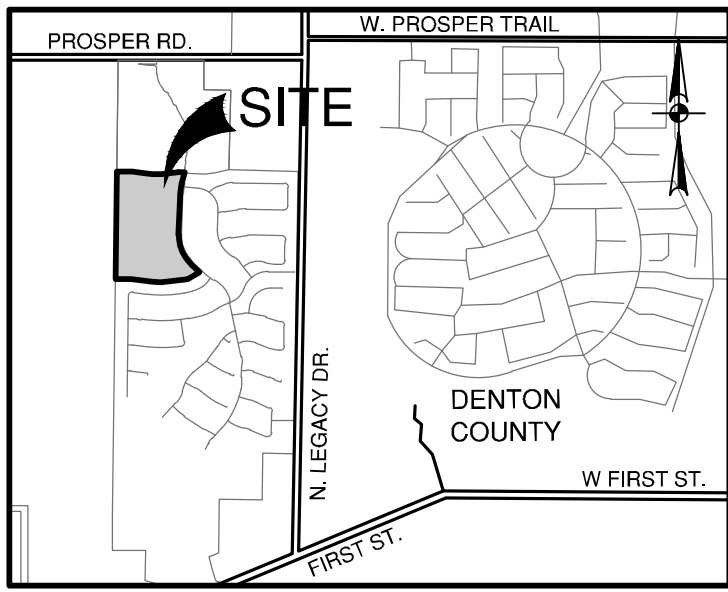
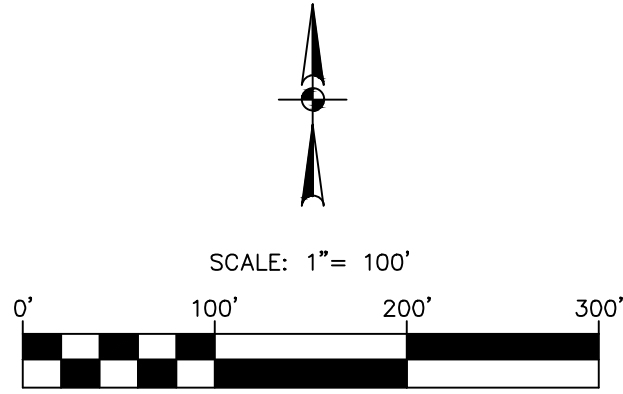
LOT	BLOCK	AREA (SF)	AREA (AC)
1	F	10525	0.242
2	F	8310	0.191
3	F	8624	0.198
4	F	8734	0.201
5	F	8692	0.200
6	F	8532	0.196
7	F	8190	0.188
8	F	11495	0.264
9	F	9716	0.223
10	F	8169	0.188
11	F	8163	0.187
12	F	8463	0.194
13	F	8878	0.204
14	F	8923	0.205
15	F	8700	0.200
16	F	9131	0.210
17	F	11630	0.267

LOT	BLOCK	AREA (SF)	AREA (AC)
LOT 5X	C	1269	0.029
LOT 7X	D	2592	0.060
LOT 8X	E	2450	0.056
LOT 9X	F	2368	0.054
LOT 10X	C	1263	0.029



CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	625.00'	111°08'	N72°03'E	123.29'
C2	425.00'	43°43'29"	N20°07'46"W	316.52'
C3	300.00'	31°12'44"	N67°29'07"E	161.41'
C4	800.00'	13°38'46"	N89°54'52"E	190.54'
C5	300.00'	41°33'1"	N85°22'33"W	22.12'
C6	45.00'	87°42'02"	S43°38'17"E	62.35'
C7	300.00'	6°36'32"	N86°29'00"W	34.59'
C8	1000.00'	14°07'07"	N89°45'43"E	245.79'
C9	600.00'	12°28'22"	N81°55'39"E	15.42'
C10	300.00'	8°48'18"	N85°23'07"W	46.06'
C11	800.00'	21°09'32"	N88°26'16"E	283.76'
C12	300.00'	13°52'29"	S84°47'44"W	72.47'
C13	45.00'	94°26'07"	S47°25'47"W	66.05'
C14	300.00'	3°42'16"	N83°30'01"W	19.39'
C15	1000.00'	19°51'16"	N88°25'29"E	344.79'
C16	300.00'	8°25'18"	S82°42'30"W	44.06'
C17	625.00'	6°31'28"	S91°09'58"W	71.13'
C18	20.00'	94°48'34"	S47°14'38"W	29.45'
C19	325.00'	13°52'29"	S84°47'44"W	78.51'
C20	425.00'	8°26'37"	S70°19'16"E	69.97'
C21	20.00'	87°51'45"	S43°43'09"E	27.75'
C22	50.00'	91°05'08"	S45°19'50"E	71.38'
C23	50.00'	90°39'40"	S44°49'40"W	71.12'
C24	625.00'	41°11'55"	S3°49'36"W	45.67'

LINE #	BEARING	LENGTH
L1	N45°23'25"W	70.20'
L2	N43°34'09"E	10.00'
L3	N55°35'22"E	103.59'
L4	N66°01'04"E	43.80'
L5	N77°45'18"E	55.01'
L6	N81°42'35"E	66.51'
L7	N83°55'01"E	72.84'
L8	S82°13'41"E	54.26'
L9	N85°32'09"W	63.16'
L10	N89°47'41"W	63.16'
L11	S85°16'48"W	63.16'
L12	S81°37'07"W	63.16'
L13	S84°53'40"W	58.12'
L14	N76°57'53"W	10.00'
L15	S89°47'16"E	38.43'
L16	N81°11'28"E	11.58'
L17	N89°47'16"W	5.58'
L18	S77°51'30"W	20.95'
L19	S88°16'01"E	19.00'
L20	S81°38'53"E	87.62'
L21	S78°29'51"W	60.02'
L22	N50°13'15"E	16.12'
L23	N45°09'29"W	12.79'
L24	S42°37'58"E	14.66'
L25	N46°43'59"E	14.14'
L26	N1°43'59"E	70.00'
L27	S43°16'01"E	14.14'
L28	N47°45'35"E	13.50'
L29	N44°47'16"W	14.14'
L30	S39°08'22"W	14.86'
L31	S55°01'05"E	14.44'
L32	N45°12'44"E	14.14'
L33	S5°11'15"W	13.42'
L34	N87°22'35"W	15.31'



LEGEND

O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS	●	FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
D.R.D.C.T.	DEED RECORDS, DENTON COUNTY, TEXAS		
M.R.D.C.T.	MAP RECORDS, DENTON COUNTY, TEXAS		
VOL., PG.	VOLUME, PAGE		
INST. NO.	INSTRUMENT NUMBER		
AC	ACRE(S)		
CM	CONTROL MONUMENT		
SF	SQUARE FEET		
		—	CENTERLINE
		◇	STREET NAME CHANGE

KEYNOTES

- (A) BLOCK LETTER
- (1) 10' UTILITY EASEMENT (BY THIS PLAT)
- (2) 20' SANITARY SEWER EASEMENT (BY THIS PLAT)
- (3) 15' DRAINAGE EASEMENT (BY THIS PLAT)
- (4) 20' DRAINAGE EASEMENT (BY THIS PLAT)
- (5) 10' DRAINAGE EASEMENT (BY THIS PLAT)
- (6) 20' DRAINAGE EASEMENT (BY THIS PLAT)
- (7) LOT 5X, BLOCK C 0.029 AC. 1267 SF
- (8) LOT 7X, BLOCK D 0.060 AC. 2592 SF
- (9) LOT 8X, BLOCK E 0.056 AC. 2450 SF
- (10) LOT 9X, BLOCK F 0.054 AC. 2366 SF
- (11) LOT 10X, BLOCK C 0.029 AC. 1263 SF
- (12) 5' UTILITY EASEMENT (BY STAR TRAIL PHASE 11) DOC. NO. 2023-240, O.R.D.C.T.)
- (13) 5' UTILITY EASEMENT (BY STAR TRAIL PHASE 10) DOC. NO. 2023-127, O.R.D.C.T.)
- (14) 10' UTILITY EASEMENT (BY STAR TRAIL PHASE 14) DOC. NO. _____, O.R.D.C.T.)
- (15) 10' UTILITY EASEMENT (BY STAR TRAIL PHASE 15) DOC. NO. _____, O.R.D.C.T.)
- (16) 10' UTILITY EASEMENT (BY STAR TRAIL PHASE 10) DOC. NO. 2023-127, O.R.D.C.T.)
- (17) 15' DRAINAGE EASEMENT (BY STAR TRAIL PHASE 10) DOC. NO. 2023-127, O.R.D.C.T.)

LAND USE SUMMARY	
TYPE "B" LOTS	
MINIMUM SQUARE FOOT	8,125 SF
MINIMUM SETBACKS	25' FRONT, 7' SIDE, 25' REAR
MINIMUM SIDE SETBACK ADJ TO STREET	15' SIDE ON CORNER LOT
MINIMUM WIDTH & DEPTH	65' X 125'
TYPICAL TYPE "B" LOTS =	84
GROSS SITE AREA	21,964 AC
RIGHT-OF-WAY DEDICATION	3,883 AC
NET ACREAGE	18,081 AC
RESIDENTIAL LOTS	84
NATURAL OPEN SPACE	5
LOT DENSITY	3.824 LOTS/ACRE

NOTES

- DEVELOPER TO INSTALL ALL SIDEWALKS ALONG RIGHT-OF-WAY FRONTAGE OF HOA LOTS.
- ALL DEVELOPMENT WILL COMPLY WITH ALL ZONING AND SUBDIVISION ORDINANCE REQUIREMENTS.
- COMMON AREA LOT 5X AND LOT 10X, BLOCK C, LOT 7X, BLOCK D, LOT 8X, BLOCK E AND LOT 9X, BLOCK F SHALL BE DEDICATED AS LANDSCAPING, TRAILS, AND PEDESTRIAN ACCESS EASEMENTS TO BE OWNED AND MAINTAINED BY THE HOA.
- SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF TOWN ORDINANCE AND STATE LAW AND IS SUBJECT TO A FINE AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
- BASIS OF BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD83, TEXAS NORTH CENTRAL ZONE (4202) NORTH AMERICAN DATUM 1983 (NAD2011) EPOCH 2010.00.
- ALL LOT CORNERS SHALL BE MONUMENTED WITH A 1/2" IRON ROD WITH A YELLOW PLASTIC CAP.
- "X" CUTS SET IN CONCRETE STREET PAVING AT ALL INTERSECTIONS AND POINTS OF CURVATURE.
- ALL LOTS SIDNG OR BACKING A PUBLIC PARK, PUBLIC HIKE & BIKE TRAIL OR TOWN THOROUGHFARE SHALL HAVE A DECORATIVE METAL FENCE.
- 4,120 ACRES (179,482 SF) OF STREET RIGHT-OF-WAY IS BEING DEDICATED BY FEE SIMPLE TO THE TOWN OF PROSPER.
- LANDSCAPE EASEMENTS SHALL REMAIN EXCLUSIVE OF ALL OTHER TYPES OF EASEMENTS UNLESS APPROVED BY TOWN COUNCIL.
- THIS PLAT IS SUBJECT TO THE ADDITIONAL RESIDENTIAL ZONING STANDARDS OUTLINED IN ORDINANCE 15-55.
- LOTS IN THIS PHASE ARE SUBJECT TO IMPACT FEES ORDINANCE 17-14.
- NO FLOODPLAIN EXISTS ON THIS SITE.



SURVEYOR:
ALLIANCE GEOSERVICES
3420 STEVEN DRIVE
PLANO, TEXAS 75023
TEL: (214) 3072560
CONTACT: JESUS LAJARA, RPLS



BEING 21,964 ACRES SITUATED IN THE J.M. DURRETT SURVEY, ABSTRACT NO. 350, IN THE TOWN OF PROSPER, DENTON COUNTY, TEXAS.
84 RESIDENTIAL LOTS
5 COMMON AREA LOTS
DATE OF PREPARATION: SEPTEMBER 27, 2023

STAR TRAIL, PHASE 16