

	CURVE TABLE				LINE TABLE				
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH		LINE #	BEARING	LENGT
C1	625.00'	11*18'08"	N7*23'03"E	123.09	123.29'		L1	N45*23'25"W	70.20'
C2	425.00'	43*43'29"	N20°07'46"W	316.52	324.34'		L2	N43°34'09"E	10.00
С3	300.00'	31"12'44"	N67*29'07"E	161.41	163.43'		L3	N55°35'22"E	103.59
C4	800.00'	13°38'46"	N89 <b>'</b> 54'52"E	190.09	190.54'		L4	N66*01'04"E	43.80'
C5	300.00'	4*13'31"	N85°22'33"W	22.12'	22.12'		L5	N77°45'18"E	55.01'
C6	45.00'	87*42'02"	S43*38'17"E	62.35'	68.88'		L6	N81*14'23"E	66.51
C7	300.00'	6'36'32"	N86°29'00"W	34.59'	34.60'		L7	N83*55'01"E	72.84
C8	1000.00'	14 <b>°</b> 07'07"	N89*45'43"E	245.79'	246.41'		L8	S82°13'41"E	54.26'
C9	600.00'	1*28'22"	N81*55'39"E	15.42'	15.42'		L9	N85°32'09"W	63.16'
C10	300.00'	8°48'18"	N85°23'07"W	46.06'	46.10'		L10	N89*47'41"W	63.16
C11	800.00'	21*09'32"	N88*26'16"E	293.76'	295.43'		L11	S85*56'48"W	63.16
C12	300.00'	13*52'29"	S84°47'44"W	72.47	72.65'		L12	S81°37'07"W	63.16
C13	45.00'	94°26'07"	S47°25'47"W	66.05'	74.17'		L13	S84*53'40"W	58.12
C14	300.00'	3*42'16"	N83*30'01"W	19.39'	19.40'		L14	N76*57'53"W	10.00'
C15	1000.00'	19*51'16"	N88*25'29"E	344.79	346.53'		L15	S89°47'16"E	38.43'
C16	300.00'	8°25'18"	S82°42'30"W	44.06	44.10'		L16	N81*11'28"E	11.58'
C17	625.00'	6°31'28"	S910'58"W	71.13'	71.17'		L17	N89*47'16"W	5.56'
C18	20.00'	94*48'34"	S47*14'38"W	29.45	33.09'		L18	S77°51'30"W	20.55
C19	325.00'	13*52'29"	S84°47'44"W	78.51'	78.70'		L19	S88*16'01"E	19.00'
C20	425.00'	9°26'37"	S7*09'19"E	69.97'	70.05		L20	S81*38'53"E	87.62'
C21	20.00'	87*51'45"	S43'43'09"E	27.75'	30.67'		L21	S78°29'51"W	60.02
C22	50.00'	91*05'08"	S4519'50"E	71.38'	79.49'		L23	N50°13'15"E	16.12'
C23	50.00'	90°39'40"	S44*49'40"W	71.12'	79.12'		L24	N45*09'29"W	12.79'
C24	625.00'	4"11'15"	S3*49'36"W	45.67'	45.68'		L25	S42*37'58"E	14.66'
						•	L26	N46*43'59"E	14.14'
							L27	N1°43'59"E	70.00'

L28 S43\*16'01"E

L29 N47°45'35"E

L30 N44\*47'16"W

L33 N45\*12'44"E

L31 S39'08'22"W 14.86'

L34 S5\*51'15"W 13.42'

L35 N87°22'35"W 15.31'

## LEGEND

SCALE: 1"= 100'

O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS	>	FOUND 1/2" IRON ROD
D.R.D.C.T.	DEED RECORDS, DENTON COUNTY, TEXAS		(UNLESS OTHERWISE NOTED)
M.R.D.C.T.	MAP RECORDS, DENTON COUNTY, TEXAS		SET 1/2" IRON ROD WITH CAP
VOL., PG.	VOLUME, PAGE	D	STAMPED "AG PROP COR" (UNLESS NOTED OTHERWISE)
INST. NO.	INSTRUMENT NUMBER		,
AC	ACRE(S)		CENTERLINE
СМ	CONTROL MONUMENT	>	STREET NAME CHANGE
SF	SQUARE FEET		

### **KEYNOTES**

$\bigcirc$	BLOCK LETTER
_	

1	10'	UTILITY	EASEMENT	(BY	THIS	PLAT)	
	_						

20' SANITARY SEWER EASEMENT (BY THIS PLAT) 3 15' DRAINAGE EASEMENT (BY THIS PLAT)

20' DRAINAGE EASEMENT (BY THIS PLAT)

5 10' DRAINAGE EASEMENT (BY THIS PLAT)

6 20' DRAINAGE EASEMENT (BY THIS PLAT)

LOT 5X, BLOCK C 0.029 AC. 1267 SF

2 LOT 7X, BLOCK D 0.060 AC 2592 SF

6 10' UTILITY EASEMENT

10' UTILITY EASEMENT

8 10' UTILITY EASEMENT

(BY STAR TRAIL PHASE 10)

(BY STAR TRAIL PHASE 14)

(BY STAR TRAIL PHASE 15)

DOC. NO. 2023-127, O.R.D.C.T.)

DOC. NO. \_\_\_\_\_, O.R.D.C.T.)

DOC. NO. \_\_\_\_\_, O.R.D.C.T.)

LOT 8X, BLOCK E 0.056 AC. 2450 SF

4 LOT 9X, BLOCK F 0.054 AC 2366 SF

LOT 10X, BLOCK C 0.029 AC. 1263 SF

5' UTILITY EASEMENT (BY STAR TRAIL PHASE 11)

DOC. NO. 2023-240, O.R.D.C.T.) 5' UTILITY EASEMENT

(BY STAR TRAIL PHASE 10) DOC. NO. 2023-127, O.R.D.C.T.) 10'X10' UTILITY EASEMENT

(BY STAR TRAIL PHASE 11) DOC. NO. 2023-240, O.R.D.C.T.)

10'X10' UTILITY EASEMENT (BY STAR TRAIL PHASE 10) DOC. NO. 2023-127, O.R.D.C.T.)

OWNER/DEVELOPER:

BLUE STAR ALLEN LAND, L.P.

8000 WARREN PARKWAY

BUILDING 1, SUITE 100

FRISCO, TEXAS 75034

TEL: (972) 543-2412

FAX: (214) 387-7781

CONTACT: SCOTT SHIPP

**ENGINEER:** 

PAPE-DAWSON CONSULTING ENGINEERS, LLC.

6105 TENNYSON PARKWAY, STE 210

PLANO, TEXAS 75024

TEL: (214) 420-8494

CONTACT: DUSTIN E. WENTZ, PE

SURVEYOR:

**ALLIANCE GEOSERVICES** 3420 STEVEN DRIVE

PLANO, TEXAS 75023

TEL: (214) 3072560

CONTACT: JESUS LAJARA, RPLS

15' DRAINAGE EASEMENT (BY STAR TRAIL PHASE 10) DOC. NO. 2023-127, O.R.D.C.T.)

# FINAL PLAT OF

STAR TRAIL, PHASE 16

BLOCK C - BLOCK F

CASE NO. DEVAPP-23-0163

LOTS 16-50, BLOCK C, LOTS 1-16, BLOCK D LOTS 1-16, BLOCK E & LOTS 1-17, BLOCK F COMMON AREA LOT 5X, LOT 9X, LOT 10X, BLOCK C, LOT 7X, BLOCK D, & LOT 8X, BLOCK E

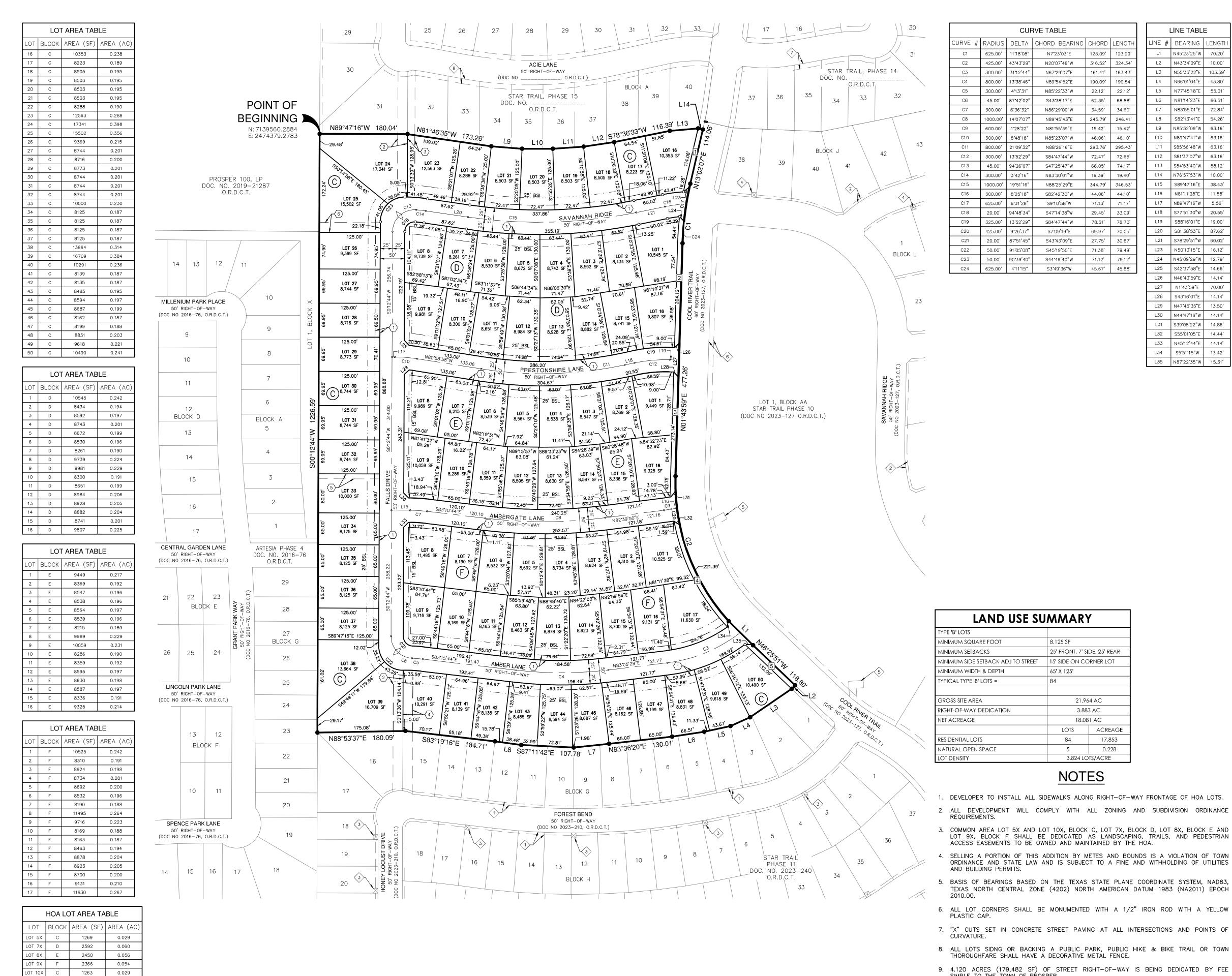
BEING 21.964 ACRES SITUATED IN THE J.M. DURRETT SURVEY, ABSTRACT NO. 350, IN THE TOWN OF PROSPER, DENTON COUNTY, TEXAS.

> 84 RESIDENTIAL LOTS 5 COMMON AREA LOTS

| PAPE-DAWSON

6105 TENNYSON PKWY, STE 210 I PLANO, TX 75024 I 214.420.8494 TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10194390 DATE OF PREPARATION: SEPTEMBER 27, 2023





THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL

LAND USE SUMMARY type 'b' lots MINIMUM SQUARE FOOT 8.125 SF 25' FRONT, 7' SIDE, 25' REAR MINIMUM SETBACKS MINIMUM SIDE SETBACK ADJ TO STREET 15' SIDE ON CORNER LOT MINIMUM WIDTH & DEPTH TYPICAL TYPE 'B' LOTS = GROSS SITE AREA 21.964 AC RIGHT-OF-WAY DEDICATION 3.883 AC **NET ACREAGE** 18.081 AC LOTS ACREAGE 17.853 RESIDENTIAL LOTS 84 0.228 NATURAL OPEN SPACE OT DENSITY 3.824 LOTS/ACRE

### NOTES

- 1. DEVELOPER TO INSTALL ALL SIDEWALKS ALONG RIGHT-OF-WAY FRONTAGE OF HOA LOTS.
- 2. ALL DEVELOPMENT WILL COMPLY WITH ALL ZONING AND SUBDIVISION ORDINANCE REQUIREMENTS.
- LOT 9X, BLOCK F SHALL BE DEDICATED AS LANDSCAPING, TRAILS, AND PEDESTRIAN ACCESS EASEMENTS TO BE OWNED AND MAINTAINED BY THE HOA. 4. SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF TOWN
- 5. BASIS OF BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD83, TEXAS NORTH CENTRAL ZONE (4202) NORTH AMERICAN DATUM 1983 (NA2011) EPOCH
- 6. ALL LOT CORNERS SHALL BE MONUMENTED WITH A 1/2" IRON ROD WITH A YELLOW
- 7. "X" CUTS SET IN CONCRETE STREET PAVING AT ALL INTERSECTIONS AND POINTS OF CURVATURE.
- 8. ALL LOTS SIDNG OR BACKING A PUBLIC PARK, PUBLIC HIKE & BIKE TRAIL OR TOWN THOROUGHFARE SHALL HAVE A DECORATIVE METAL FENCE.
- 9. 4.120 ACRES (179,482 SF) OF STREET RIGHT-OF-WAY IS BEING DEDICATED BY FEE
- SIMPLE TO THE TOWN OF PROSPER. 10. LANDSCAPE EASEMENTS SHALL REMAIN EXCLUSIVE OF ALL OTHER TYPES OF EASEMENTS
- UNLESS APPROVED BY TOWN COUNCIL.
- 11. THIS PLAT IS SUBJECT TO THE ADDITION RESIDENTIAL ZONING STANDARDS OUTLINED IN ORDINANCE 15-55.
- 12. LOTS IN THIS PHASE ARE SUBJECT TO IMPACT FEES ORDINANCE 17-14.
- 13. NO FLOODPLAIN EXISTS ON THIS SITE.

COUNTY OF DENTON §

BEING A TRACT OF LAND, LOCATED IN THE J.M. DURRETT SURVEY, ABSTRACT NO. 350, DENTON COUNTY, TEXAS, AND LOUISA NEATHERLY SURVEY, ABSTRACT NO. 962, AND BEING PART OF THE TRACT OF LAND CONVEYED AS PARCEL IV. IN DEED TO BLUE STAR ALLEN LAND, L.P., ACCORDING TO THE DOCUMENT OF RECORD FILED IN DOCUMENT NUMBER 2011-60030, OFFICIAL RECORDS, DENTON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 5/8 " IRON ROD FOUND IN THE SOUTH LINE OF THE TRACT OF LAND CONVEYED IN DEED TO PROSPER MEADOWS LP. ACCORDING TO THE DOCUMENT OF RECORD FILED IN DOCUMENT NUMBER 2019-65177, OFFICIAL RECORDS. DENTON COUNTY, TEXAS, FOR THE COMMON NORTHWEST CORNER OF SAID PARCEL IV, AND THE NORTHEAST CORNER OF THAT TRACT OF LAND CONVEYED IN DEED TO PROSPER 100, LP, ACCORDING TO THE DOCUMENT OF RECORD FILED IN DOCUMENT NUMBER 2019-21287, OFFICIAL RECORDS, DENTON COUNTY, TEXAS;

THENCE S 00°12'44" W, ALONG THE WEST LINE OF SAID PARCEL IV, AND THE EAST LINE OF SAID PROSPER 100, LP TRACT, A DISTANCE OF 1,324.36 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "AG PROP COR" SET, SAME AS BEING THE POINT OF **BEGINNING** OF THE TRACT OF LAND DESCRIBED HEREIN;

THENCE LEAVING THE COMMON WEST LINE OF SAID PARCEL IV, AND THE EAST LINE OF SAID PROSPER 100, LP TRACT, OVER AND ACROSS SAID PARCEL IV THE FOLLOWING COURSES AND DISTANCES:

S 89°47'16" E, A DISTANCE OF 180.04 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "AG PROP COR" SET;

S 81°46'35" E, A DISTANCE OF 173.26 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "AG PROP COR" SET;

S 85°32'09" E, A DISTANCE OF 63.16 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "AG PROP COR" SET;

S 89°47'41" E, A DISTANCE OF 63.16 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "AG PROP COR" SET;

N 81°37'07" E, A DISTANCE OF 63.16 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "AG PROP COR" SET;

N 85°56'48" E, A DISTANCE OF 63.16 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "AG PROP COR" SET;

N 78°36'33" E, A DISTANCE OF 116.39 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "AG PROP COR" SET;

N 84°53'40" E, A DISTANCE OF 58.12 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "AG PROP COR" SET;

S 76°57'53" E, A DISTANCE OF 10.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "AG PROP COR" SET, FROM WHICH A 1/2" IRON ROD FOUND FOR A COMMON INTERIOR ELL CORNER OF SAID PARCEL IV, AND THE SOUTHWEST CORNER OF THAT TRACT OF LAND CONVEYED IN DEED TO PEARLS OF PROSPER HOLDING COMPANY, LLC, ACCORDING TO THE DOCUMENT OF RECORD FILED IN DOCUMENT NUMBER 2022-36684, OFFICIAL RECORDS, DENTON COUNTY, TEXAS, BEARS N 84°18'57" E,

S 13°02'07" W, A DISTANCE OF 114.06 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "AG PROP COR" SET AT THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 625.00 FEET, A CENTRAL ANGLE OF 11°18'08", A CHORD BEARING AND DISTANCE OF S 07°23'03" W - 123.09 FEET;

ALONG SAID CURVE TO THE LEFT, AN ARC LENGTH OF 123.29 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "AG PROP COR"

S 01°43'59" W, A DISTANCE OF 477.26 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "AG PROP COR" SET AT THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 425.00 FEET, A CENTRAL ANGLE OF 43°43'29", A CHORD BEARING AND DISTANCE OF S 20°07'46" E - 316.52 FEET;

ALONG SAID CURVE TO THE LEFT, AN ARCH LENGHT OF 324.34 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "AG PROP COR"

S 45°23'25" E, A DISTANCE OF 70.20 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "AG PROP COR" SET;

S 46°25'51" E, A DISTANCE OF 118.80 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "AG PROP COR" SET;

S 43°34'09" W, A DISTANCE OF 10.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "AG PROP COR" SET;

S 55°35'22" W, A DISTANCE OF 103.59 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "AG PROP COR" SET;

S 66°01'04" W, A DISTANCE OF 43.80 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "AG PROP COR" SET;

S 77°45'18" W, A DISTANCE OF 55.01 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "AG PROP COR" SET; S 81°14'23" W, A DISTANCE OF 66.51 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "AG PROP COR" SET;

S 83°36'20 W, A DISTANCE OF 130.01 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "AG PROP COR" SET;

S 83°55'01" W, A DISTANCE OF 72.84 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "AG PROP COR" SET;

N 87°11'42" W, A DISTANCE OF 107.78 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "AG PROP COR" SET;

N 82°13'41" W, A DISTANCE OF 54.26 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "AG PROP COR" SET;

N 83°19'16" W, A DISTANCE OF 184.71 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "AG PROP COR" SET;

S 88°53'37" W, A DISTANCE OF 180.09 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "AG PROP COR" SET IN THE COMMONG WEST LINE OF THE ABOVEMENTIONED PARCEL IV, AND THE EAST LINE OF LOT 23, BLOCK G, OF THE ARTESIA NORTH PHASE 3, AN ADDITION TO THE CITY OF CELINA, DENTON COUNTY, TEXAS, ACCORDING TO THE DOCUMENT OF RECORD FILED IN DOUCMENT NUMBER 2016-76, OFFICIAL RECORDS, DENTON COUNTY, TEXAS

THENCE 1 00°12'44" E, ALONG THE COMMON WEST LINE OF SAID PARCEL IV AND THE EAST LINE OF SAID ARTESIA NORTH PHASE 4 ADDITION, AND A PORTION OF THE EAST LINE OF THE ABOVE MENTIONED PROSPER 100, LP TRACT, A DISTANCE OF 1,226.59 FEET TO THE POINT OF BEGINNING, AND CONTAINING 21.964 ACRES OF LAND MORE OR LESS.

### NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, BLUE STAR ALLEN LAND, L.P., ACTING HEREIN BY AND THROUGH IT'S DULY AUTHORIZED AGENT, DOES HEREBY ADOPT THIS PLAT, DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS STAR TRAIL, PHASE 16, AN ADDITION TO THE TOWN OF PROSPER, AND DOES HEREBY DEDICATE TO THE PUBLIC USE FOREVER, THE STREETS AND ALLEYS SHOWN THEREON. THE (OWNER NAME) DOES HEREBY CERTIFY THE FOLLOWING:

1. THE STREETS AND ALLEYS ARE DEDICATED FOR STREET AND ALLEY PURPOSES.

- 2. ALL PUBLIC IMPROVEMENTS AND DEDICATIONS SHALL BE FREE AND CLEAR OF ALL DEBT, LIENS, AND/OR
- 3. THE EASEMENTS AND PUBLIC USE AREAS, AS SHOWN ARE DEDICATED FOR THE PUBLIC USE FOREVER FOR THE PURPOSES INDICATED ON THIS PLAT.
- 4. NO BUILDING, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTH 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 TOWN OF PROSPER.
- 5. THE TOWN OF PROSPER 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 THE PUBLIC UTILITIES BEING SUBORDINATE TO THE PUBLIC'S AND TOWN OF PROSPER'S USE THEREOF.
- 7. THE TOWN OF PROSPER AND PUBLIC UTILITIES SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PART OF ANY BUILDING, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTHS WHICH MAY IN ANY WAS
- ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF THEIR RESPECTIVE SYSTEMS IN THE EASEMENTS. 8. THE TOWN OF PROSPER AND PUBLIC UTILITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT OF INGRESS AND EGRESS TO
- 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 TOWN OF PROSPER.

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

#### ACCESS EASEMENT

THE UNDERSIGNED COVENANTS AND AGREES THAT THE ACCESS EASEMENT(S) MAY BE UTILIZED BY ANY PERSON OF THE GENERAL PUBLIC FOR INGRESS AND EGRESS TO OTHER REAL PROPERTY, AND FOR THE PURPOSE OF GENERAL PUBLIC VEHICULAR USE AND ACCESS, AND FOR THE FIRE DEPARTMENT, POLICE, AND EMERGENCY USE IN ALONG, UPON, AND ACROSS SAID PREMISES, WITH THE RIGHT AND PRIVILEGE AT ALL TIME OF THE TOWN OF PROSPER, ITS AGENTS, EMPLOYEES, WORKMEN AND REPRESENTATIVES HAVING INGRESS, EGRESS, AND REGRESS IN, ALONG, UPON, AND ACROSS SAID PREMISES.

LANDSCAPE EASEMENT THE UNDERSIGNED COVENANTS AND AGREES THAT THE LANDSCAPE EASEMENT AND RESTRICTIONS HEREIN SET FORTH SHALL run with the land and be binding on the owner(s) of the property in this subdivision, their successors and ASSIGNS, AND ALL PARTIES CLAIMING BY, THROUGH AND UNDER THEM. IN THE EVENT A REPLAT IS REQUESTED ON ALL OR PART OF THIS PROPERTY, THE TOWN MAY REQUIRE ANY SIMILAR OR ADDITIONAL RESTRICTIONS AT ITS SOLE DISCRETION. THE SOLE RESPONSIBILITY FOR MAINTENANCE AND REPLACEMENT OF LANDSCAPE MATERIALS THEREOF SHALL BE BORNE BY ANY 'HOMEOWNERS' ASSOCIATION HEREAFTER ESTABLISHED FOR THE OWNERS OF LOTS IN THIS SUBDIVISION AND/OR THE OWNER OF THE INDIVIDUAL LOTS WITHIN THIS SUBDIVISION. SUCH MAINTENANCE AND REPLACEMENT SHALL BE IN CONFORMANCE WITH THE REQUIREMENTS, STANDARDS, AND SPECIFICATIONS OF THE TOWN OF PROSPER, AS PRESENTLY IN EFFECT OR AS MAY BE HEREAFTER AMENDED. THIS PROVISION MAY BE ENFORCED BY SPECIFIC PERFORMANCE OR BY ANY OTHER REMEDY ALLOWED

by Law. This Landscape easement shall be void of utilities and other elements unless otherwise approved on the

THIS APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, AND REGULATIONS OF THE TOWN OF PROSPER, TEXAS.

WITNESS, MY HAND, THIS THE	DAY OF	, 2023
BY:		
BLUE STAR ALLEN LAND, L.P.		
8000 WARREN PARKWAY		
BUILDING 1, SUITE 100		
FRISCO, TEXAS 75034		
D)/		

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 KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE	. DAY OF	. 202

THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED AND AS THE ACT AND DEED THEREIN STATED.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON: \_\_\_\_\_

#### SURVEYOR'S STATEMENT:

THAT I, JESUS LAJARA DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED 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 TOWN OF PROSPER, DENTON COUNTY, TEXAS.

DATED THIS THE \_\_\_\_\_\_ DAY OF \_\_\_\_\_\_\_\_, 2023.

PRELIMINARY THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

JESUS LAJARA

REGISTERED PROFESSIONAL LAND SURVEYOR TEXAS REGISTRATION NO. 6378

FIRM REGISTRATION NO. 10194544 PAPE DAWSON CONSULTING ENGINEERS, LLC

3420 STEVEN DRIVE PLANO, TEXAS 75023

TELE. 214-307-2560 EMAIL: INFO@ALLIANCEGEOSERVICES.COM

STATE OF TEXAS

COUNTY OF DENTON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, JESUS LAJARA, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE\SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS \_\_\_\_\_\_, DAY OF \_\_\_\_\_\_, 2023.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON: \_\_\_\_\_

CERTIFICATE OF APPROVAL:

APPROVED THIS \_\_\_\_\_DAY OF \_\_\_\_\_, 20\_\_\_\_BY THE PLANNING & ZONING

TOWN SECRETARY

COMMISSION OF THE TOWN OF PROSPER, TEXAS

ENGINEERING DEPARTMENT

DEVELOPMENT SERVICES DEPARTMENT



OWNER/DEVELOPER:

BLUE STAR ALLEN LAND, L.P. 8000 WARREN PARKWAY BUILDING 1, SUITE 100 FRISCO, TEXAS 75034 TEL: (972) 543-2412 FAX: (214) 387-7781 CONTACT: SCOTT SHIPP

**ENGINEER:** PAPE-DAWSON CONSULTING ENGINEERS, LLC. 6105 TENNYSON PARKWAY, STE 210 PLANO, TEXAS 75024 TEL: (214) 420-8494 CONTACT: DUSTIN E. WENTZ, PE



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

FINAL PLAT OF STAR TRAIL, PHASE 16 **BLOCK C - BLOCK F** 

CASE NO. DEVAPP-23-0163

LOTS 16-50, BLOCK C, LOTS 1-16, BLOCK D LOTS 1-16, BLOCK E & LOTS 1-17, BLOCK F COMMON AREA LOT 5X, LOT 9X, LOT 10X, BLOCK C, LOT 7X, BLOCK D, & LOT 8X, BLOCK E

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



6105 TENNYSON PKWY, STE 210 I PLANO, TX 75024 I 214.420.8494 TEXAS ENGINEERING FIRM #470 | TEXAS SUBVEYING FIRM #10194390 DATE OF PREPARATION: SEPTEMBER 27, 2023