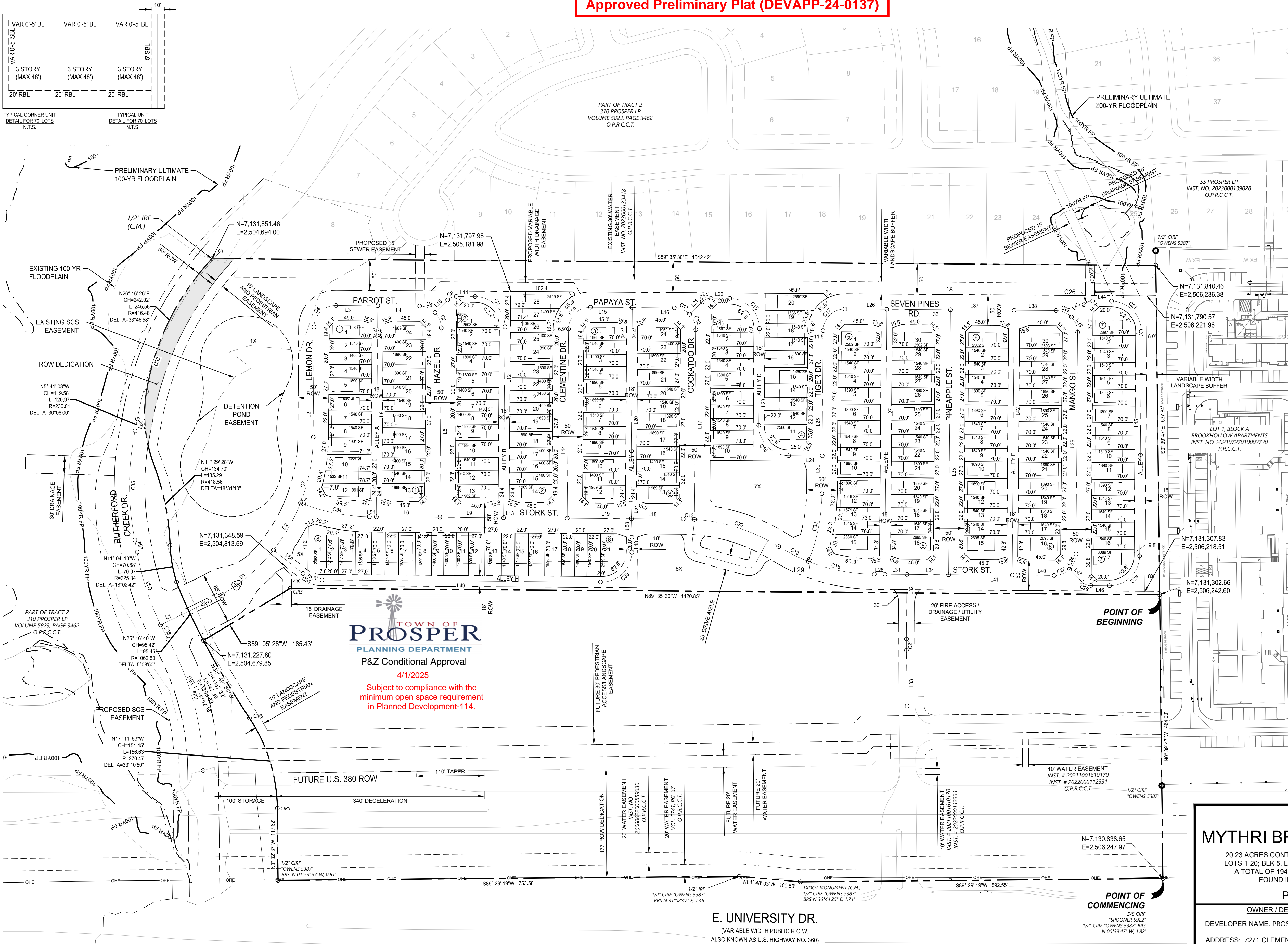
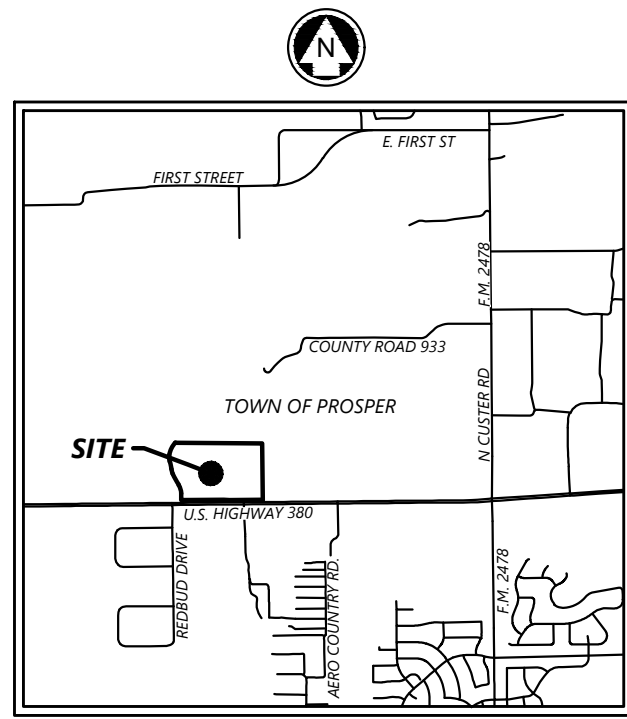


Approved Preliminary Plat (DEVAPP-24-0137)



VICINITY MAP
N.T.S.



0 80' 160'
SCALE: 1" = 80'

LEGEND

- BOUNDARY LINE
- EASEMENT LINE
- RIGHT OF WAY LINE
- LOT LINE
- PROPOSED 100-YR FLOODPLAIN
- EXISTING 100-YR FLOODPLAIN

- NOTES:
- PROPERTY INCLUDES 194 LOTS (AVERAGE OF 1400 SF) TAKING UP XX ACRES WITH A DENSITY OF 9.68 LOTS PER ACRE.
 - NO LOTS WILL BE SERVED BY A SEPTIC SYSTEM.
 - ALL VISIBILITY EASEMENTS TO BE 10'X10', EXCEPT AT INTERSECTIONS WITH ALLEYS WHERE THEY SHALL BE 5'X15'.
 - THE THOROUGHFARE ALIGNMENTS SHOWN ON THIS EXHIBIT ARE FOR ILLUSTRATION PURPOSES AND DO NOT SET THE ALIGNMENT. ALIGNMENT IS DETERMINED ON FINAL PLAT.
 - NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF TOWN ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
 - ALL PRIVATE OPEN SPACE, COMMON AREAS, GREENBELTS, DRAINAGE EASEMENTS, ETC. ARE THE OWNED AND MAINTAINED BY THE HOA.
 - THIS PROPERTY FALLS IN ZONE A, ACCORDING TO THE FLOOD INSURANCE RATE MAPS, PANEL NO. 480650255J MAP REVISION JUNE 2, 2009 AND ZONE AE ACCORDING TO THE LOIWR 16-06-4255P, EFFECTIVE MAY 25, 2017.
 - THE THOROUGHFARE ALIGNMENT(S) SHOWN ON THIS EXHIBIT ARE FOR ILLUSTRATION PURPOSES AND DOES NOT SET THE ALIGNMENT. THE ALIGNMENT IS DETERMINED AT TIME OF THE FINAL PLAT.
 - SUBDIVISION DISTRICT STANDARDS WILL BE PER PD-114.
 - ULTIMATE FLOODPLAIN PROVIDED IS PRELIMINARY AND IS SUBJECT TO CHANGE. A DAM BREACH ANALYSIS AND FLOOD STUDY WILL BE PROVIDED AT TIME OF FINAL PLAT.
 - FENCES ADJACENT TO PUBLIC OR PRIVATE OPEN SPACE, PUBLIC OR PRIVATE PARKS, OR HIKE AND BIKE TRAILS SHALL BE ORNAMENTAL METAL, TUBULAR STEEL OR SPLIT RAIL WITH A MINIMUM 50 PERCENT THROUGH VISION SEC. 3.19.001(10).
 - FOR ANY LINE WORK DEALING WITH THE SUBDIVISION, TO THE NORTH OF PROPERTY, REFERENCE EXISTING PRELIMINARY PLAT D22-0036 PRELIMINARY PLAT FOR SUBDIVISION WAS APPROVED BUT NEVER FILED. THEREFORE, LINE WORK IS CONCEPTUAL ONLY.
 - ALL BARRIER FREE RAMPS WILL BE DIRECTIONAL WHEN DESIGNED IN THE CONSTRUCTION PLANS PER FEDERAL GUIDELINES.
 - NO LANDSCAPING, FENCING, OR HVAC EQUIPMENT SHALL BE LOCATED IN THE 10' CLEAR WIDTH SPACE BETWEEN TOWNHOME BLOCKS. MECHANICAL EQUIPMENT SHALL BE SCREENED IN ACCORDANCE WITH PD-114.
 - ALL TOWNHOME UNITS SHALL BE PROVIDED WITH AN NFPA 13D RESIDENTIAL SPRINKLER SYSTEM.

PRELIMINARY
-FOR REVIEW ONLY-

THESE DOCUMENTS ARE FOR DESIGN REVIEW ONLY AND ARE NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES. THEY ARE PREPARED BY, OR UNDER THE SUPERVISION OF:

RYAN C. SEKTRO 134341 03/26/2025
TYPE OR PRINT NAME KEY DATE

A PRELIMINARY PLAT FOR

MYTHRI BROOKHOLLOW - TOWNHOMES

20.23 ACRES CONTAINING BLK 1, LOTS 1-24; BLK 2, LOTS 1-28; BLK 3, LOTS 1-24; BLK 4, LOTS 1-20; BLK 5, LOTS 1-30; BLK 6, LOTS 1-30; BLK 7, LOTS 1-17; BLK 8, LOTS 1-21 FOR A TOTAL OF 194 RESIDENTIAL LOTS 3 OPEN SPACE LOTS, AND 5 COMMON LOTS.
FOUND IN THE JEREMIAH HORN SURVEY, ABSTRACT NUMBER 411

PROSPER, COLLIN COUNTY, TEXAS

OWNER / DEVELOPER		PLANNER / ENGINEER / SURVEYOR	
DEVELOPER NAME: PROSPER 380 TOLLWAY, LP		Westwood	
ADDRESS: 7271 CLEMENTINE IRVING, TEXAS 75063		Phone (469) 213-1800 11000 Frisco Street, Suite 400 Frisco, TX 75033 Tel/Fax (888) 937-5150 westwood.com	
CONTACT: RAMAKRISHNA GULLAPALLI (214)416-9227		Westwood Professional Services, Inc. 1815 WESTWOOD DRIVE, SUITE 100, FORT WORTH, TEXAS 76102 TELEPHONE REGISTRATION NO. 10074901	
DATE:	FEBRUARY 2025	DESIGNED:	CCB
WESTWOOD PROJECT #:	DLR23003	DRAWN:	CCB
TOWN CASE #:	DEVAPP-240137	REVIEWER:	RCS
		1 OF 6	

Drawing: G:\CADD\220303_Brookhollow_33k\03_Design\02_Preliminary\01\DLR2003-C-PLAT
Last Saved: 3/26/2025 4:48 PM
Plot Date/Time: 3/26/2025 1:50 PM

LOT AREAS		
BLOCK	LOT	AREA (SF)
1	1	2152
1	2	1540
1	3	400
1	4	1540
1	5	1890
1	6	1890
1	7	1540
1	8	1540
1	9	1894
1	10	1941
1	11	1504
1	12	1982
1	13	2152
1	14	1540
1	15	1400
1	16	1540
1	17	1890
1	18	1890
1	19	1540
1	20	1540
1	21	1890
1	22	1890
1	23	1400
1	24	2152
2	1	2687
2	2	1540
2	3	1540
2	4	1890
2	5	1890
2	6	1400
2	7	1400
2	8	140
2	9	1890

LOT AREAS		
BLOCK	LOT	AREA (SF)
2	10	1890
2	11	1540
2	12	1540
2	13	2153
2	14	2153
2	15	1400
2	16	1400
2	17	1400
2	18	1890
2	19	1890
2	20	1400
2	21	1400
2	22	1400
2	23	1890
2	24	1890
2	25	1400
2	26	1404
2	27	1478
2	28	2230
3	1	2153
3	2	1540
3	3	1400
3	4	1540
3	5	1890
3	6	1890
3	7	1540
3	8	1540
3	9	1890
3	10	1890
3	11	1400
3	12	2152
3	13	2166
3	14	1540

LOT AREAS		
BLOCK	LOT	AREA (SF)
3	15	1400
3	16	1540
3	17	1890
3	18	1890
3	19	1540
3	20	1540
3	21	1890
3	22	1890
3	23	1400
3	24	2152
4	1	3319
4	2	1540
4	3	1540
4	4	1540
4	5	1890
4	6	1890
4	7	1540
4	8	1540
4	9	1540
4	10	2450
4	11	2909
4	12	1540
4	13	1540
4	14	1540
4	15	1890
4	16	1890
4	17	1540
4	18	1544
4	19	1645
4	20	2779
5	1	2502
5	2	1540
5	3	1540

LOT AREAS		
BLOCK	LOT	AREA (SF)
5	4	1540
5	5	1890
5	6	1890
5	7	1540
5	8	1540
5	9	1540
5	10	1890
5	11	1890
5	12	1546
5	13	1579
5	14	1645
5	15	2880
5	16	2695
5	17	1540
5	18	1540
5	19	1540
5	20	1890
5	21	1890
5	22	1540
5	23	1540
5	24	1540
5	25	1890
5	26	1890
5	27	1540
5	28	1540
5	29	1540
5	30	2502
6	1	2502
6	2	1540
6	3	1540
6	4	1540
6	5	1890
6	6	1890

LOT AREAS		
BLOCK	LOT	AREA (SF)
6	7	1540
6	8	1540
6	9	1540
6	10	1890
6	11	1890
6	12	1540
6	13	1540
6	14	1540
6	15	2695
6	16	2695
6	17	1540
6	18	1540
6	19	1540
6	20	1890
6	21	1890
6	22	1540
6	23	1540
6	24	1540
6	25	1890
6	26	1890
6	27	1540
6	28	1540
6	29	1540
6	30	2503
7	1	2897
7	2	1540
7	3	1540
7	4	1540
7	5	1540
7	6	1890
7	7	1890
7	8	1540
7	9	1540

LOT AREAS		
BLOCK	LOT	AREA (SF)
7	10	1540
7	11	1890
7	12	1890
7	13	1540
7	14	1540
7	15	1540
7	16	1540
7	17	3089
8	1	2478
8	2	1570
8	3	1997
8	4	1915
8	5	1540
8	6	1540
8	7	1890
8	8	1890
8	9	1400
8	10	1400
8	11	1400
8	12	1890
8	13	1890
8	14	1540
8	15	1540
8	16	1890
8	17	1890
8	18	1540
8	19	1400
8	20	1540
8	21	2419
X	1	158646
X	2	29471
X	3	1195
X	4	14230
X	5	11417

CERTIFICATE OF APPROVAL
Approved this _____ day of _____, 20____, by the Planning & Zoning Commission of the Town of Prosper, Texas.
_____, Town Secretary
_____, Engineering Department
_____, Development Services Department

STREET EASEMENT
THE AREA OR AREAS SHOWN ON THE PLAT AS "STREET EASEMENT" ARE HEREBY GIVEN AND GRANTED TO THE TOWN OF PROSPER (CALLED "TOWN") 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 TOWN 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 TOWN SHALL RESTORE THE SURFACE OF THE STREET EASEMENTS 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.

DRAINAGE, FLOODWAY, AND NO BUILD EASEMENT
GENERAL MAINTENANCE OF VEGETATION AND REMOVAL OF ORDINARY TRASH AND DEBRIS LOCATED WITHIN THE AREA OR AREAS SHOWN ON THE PLAT AS THE DRAINAGE, FLOODWAY, AND NO BUILD EASEMENT (THE "EASEMENT") SHALL BE THE RESPONSIBILITY OF THE OWNERS OF THE LOT OR LOTS THAT ARE TRAVERSED BY SAID EASEMENT. THE AREA WITHIN THE EASEMENT IS SUBJECT TO STORM WATER OVERFLOW AND BANK EROSION TO AN EXTENT THAT CANNOT BE DEFINED, AND GRADING OR IMPROVEMENTS ARE ALLOWED WITHIN THE EASEMENT WITHOUT THE APPROVAL OF THE DIRECTOR OF DEVELOPMENT SERVICES. THE TOWN SHALL NOT BE HELD LIABLE FOR ANY DAMAGES OF ANY NATURE RESULTING FROM THE OCCURRENCE OF THESE NATURAL PHENOMENA. THE TOWN WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF THE EASEMENT OR FOR ANY DAMAGE TO PRIVATE PROPERTY OR PERSON THAT RESULTS FROM THE FLOW OF WATER WITHIN THE EASEMENT. NO OBSTRUCTION TO THE NATURAL FLOW OF STORM WATER SHALL BE PERMITTED BY CONSTRUCTION OF ANY TYPE WITHIN THE EASEMENT UNLESS APPROVED BY THE DIRECTOR OF ENGINEERING SERVICES. THE RUTHERFORD CREEK HOA SHALL KEEP THE EASEMENT CLEAN AND FREE OF DEBRIS, SILT, AND ANY MATERIALS THAT WOULD RESULT IN UNSANITARY CONDITIONS OR OBSTRUCT THE FLOW OF WATER. THE TOWN 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 TOWN 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 TOWN SHALL HAVE THE RIGHT TO ENTER UPON THE 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 EASEMENT, AS IN THE CASE OF ALL NATURAL CHANNELS, IS SUBJECT TO STORM WATER OVERFLOW AND NATURAL BANK EROSION TO AN EXTENT WHICH CANNOT BE DEFINITELY DEFINED. BUILDING AREAS OUTSIDE THE 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 THIS PLAT.

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 PLAT.

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.

LINE TABLE		
LINE #	DISTANCE	BEARING
L1	89.209	N64° 07' 58.36"E
L2	180.010	N0° 24' 30.25"E
L3	68.500	S89° 35' 29.75"E
L4	68.500	S89° 35' 29.75"E
L5	309.250	S0° 24' 30.25"W
L6	104.000	S89° 35' 29.75"E
L7	5.579	S68° 37' 12.14"E
L8	344.750	S0° 24' 30.25"W
L9	104.000	S89° 35' 29.75"E
L10	29.048	N45° 24' 30.25"E
L11	30.716	S89° 35' 29.75"E
L12	311.750	S0° 24' 30.25"W
L13	104.000	S89° 35' 29.75"E
L14	309.250	N0° 24' 30.25"E
L15	68.500	S89° 35' 29.75"E
L16	68.500	S89° 35' 29.75"E
L17	309.816	S0° 24' 30.25"W
L18	84.578	S89° 35' 29.75"E
L19	105.000	S89° 35' 29.75"E
L20	314.250	S0° 24' 30.25"W
L21	29.048	N45° 24' 30.25"E
L22	30.716	S89° 35' 29.75"E
L23	158.000	S0° 24' 30.25"W
L24	55.000	S89° 35' 29.75"E
L25	204.500	N0° 24' 30.25"E
L26	68.500	S89° 35' 29.75"E
L27	432.750	S0° 24' 30.25"W
L28	17.603	S89° 35' 29.75"E

LINE TABLE		
LINE #	DISTANCE	BEARING
L29	3.490	N21° 25' 47.30"E
L30	61.912	N0° 24' 30.25"E
L31	35.760	S89° 35' 29.75"E
L32	105.606	S0° 24' 30.25"W
L33	90.649	S0° 39' 47.34"E
L34	68.240	S89° 35' 29.75"E
L35	432.750	S0° 24' 30.25"W
L36	104.000	S89° 35' 29.75"E
L37	104.000	S89° 35' 29.75"E
L38	68.500	S89° 35' 29.75"E
L39	361.750	N0° 24' 30.25"E
L40	68.500	S89° 35' 29.75"E
L41	104.000	S89° 35' 29.75"E
L42	432.750	S0° 24' 30.25"W
L43	29.048	S45° 24' 30.25"W
L44	30.716	N89° 35' 29.75"W
L45	366.750	N0° 24' 30.25"E
L46	30.716	S89° 35' 29.75"E
L47	29.048	S44° 35' 29.75"E
L48	24.500	S0° 24' 30.25"W
L49	455.153	N89° 35' 29.75"W
L50	61.825	N51° 34' 29.93"W
L51	11.292	S89° 35' 29.75"E
L54	20.000	S10° 37' 23.34"E
L56	20.000	S10° 49' 28.00"W
L57	30.516	S1° 28' 11.34"E
L58	30.516	N1° 28' 10.11"W

CURVE TABLE					
CURVE #	CHORD DIRECTION	CHORD	LENGTH	RADIUS	DELTA
C1	N51° 16' 44.21"E	133.48	134.606	300.00	134.61
C2	N29° 54' 08.96"E	88.92	89.248	300.00	89.25
C3	N10° 53' 39.05"E	109.19	109.877	284.31	109.88
C4	N45° 24' 30.25"E	50.20	55.763	35.50	55.76
C5	S67° 05' 29.75"E	27.17	27.882	35.50	27.88
C6	S22° 05' 29.75"E	27.17	27.882	35.50	27.88
C8	N67° 54' 30.25"E	15.31	15.708	20.00	15.71
C9	S44° 35' 29.75"E	69.30	76.969	49.00	76.97
C10	N45° 24' 30.25"E	50.20	55.763	35.50	55.76
C11	S67° 05' 29.75"E	27.17	27.882	35.50	27.88
C12	S22° 05' 29.75"E	27.17	27.882	35.50	27.88
C13	S87° 49' 52.61"E	18.43	18.434	300.00	18.43
C14	N67° 54' 30.25"E	15.31	15.708	20.00	15.71
C15	S44° 35' 29.75"E	69.30	76.969	49.00	76.97
C16	S44° 35' 29.75"E	69.30	76.969	49.00	76.97
C17	N45° 24' 30.25"E	50.20	55.763	35.50	55.76
C18	S79° 04' 51.22"E	109.45	110.068	300.00	110.07
C19	S63° 22' 08.18"E	54.39	54.467	300.00	54.47
C20	S72° 07' 09.56"E	144.66	146.124	297.74	146.12
C21	S0° 07' 38.55"E	18.70	18.702	1000.00	18.70
C22	S67° 05' 29.75"E	27.17	27.882	35.50	27.88
C23	S22° 05' 29.75"E	27.17	27.882	35.50	27.88
C24	N22° 54' 30.25"E	27.17	27.882	35.50	27.88
C25	N67° 54' 30.25"E	27.17	27.882	35.50	27.88
C26	S67° 54' 30.25"W	15.31	15.708	20.00	15.71
C27	N44° 35' 29.75"W	69.30	76.969	49.00	76.97
C28	N45° 24' 30.25"E	69.30	76.969	49.00	76.97
C29	S67° 05' 29.75"E	15.31	15.708	20.00	15.71