THIRD SUBMITTAL

PRELIMINARY ULTIMATE 100-YR FLOODPLAIN

EXISTING 100-YR FLOODPLAIN

EXISTING SCS EASEMENT

FUTURE SCS EASEMENT

N:7131893.109'
E:2504694.455

S48°48'39"E
60.00'

CRB=N 39°03'39" E
Δ=7°29'15"
R=480.00'
L=62.73'

N:7131010.581
E:2504734.760

59.05'
S89°18'00"W

L=4.83'
CH=4.83'
CHB=N 12°21'43" W
R=270.00'
Δ=1°01'30"

L=4.82'
CH=4.82'
CHB=S 0°59'37" E
R=470.00'
Δ=0°35'15"

L=320.66'
CH=308.14'
CHB=N 12°27'33" W
R=330.00'
Δ=55°39'52"

N:7131221.709
E:2504715.601

150.00'
S43°39'11"W

1.92'
S40°17'29"E

WELL

CHB=S 27°08'21" E
CH=102.41'
R=345.00'
Δ=17°00'41"
L=102.81'

CHB=N 20°19'55" W
CH=180.06'
R=345.00'
Δ=30°03'06"
L=180.87'

PART OF TRACT 2
310 PROSPER LP
VOLUME 5823, PAGE 3462
O.P.R.C.C.T.

PART OF TRACT 2
310 PROSPER LP
VOLUME 5823, PAGE 3462
O.P.R.C.C.T.

EXISTING 30' WATER EASEMENT
INST. # 20220000139418
O.P.R.C.C.T.

S89°35'27"E 1,498.64'

N89°35'30"W 1,420.72'

PRELIMINARY ULTIMATE 100-YR FLOODPLAIN

TEMPORARY CONSTRUCTION EASEMENT
INST. # 2023000139419
O.P.R.C.C.T

55 PROSPER LP
INST. NO. 2023000139028
O.P.R.C.C.T.

N:7131840.582
E:2506236.081

N:7131302.657
E:2506242.460

POINT OF BEGINNING

BARBED WIRE FENCE

BARBED WIRE FENCE

TEMPORARY CONSTRUCTION EASEMENT
INST. # 2023000139419
O.P.R.C.C.T

PART OF
PROSPER HOLLOW LP
INST.# 2022000135693
O.P.R.C.C.T.

PART OF
PROSPER HOLLOW LP
INST.# 2022000135693
O.P.R.C.C.T.

21.394 ACRES
931909 SQ.FT.

JEREMIAH HORN SURVEY
ABSTRACT NUMBER 411

"NO BUILDINGS OBSERVED"

LOT 1, BLOCK A
BROOKHOLLOW APARTMENTS
INST. NO. 20210727010002730
P.R.C.C.T.

S00°40'54"E 537.96'

FUTURE U.S. 380 ROW

10' WATER EASEMENT
INST. # 2021100161017O
INST. # 20220000112331
O.P.R.C.C.T.

10' WATER EASEMENT
INST. # 20220000112331
O.P.R.C.C.T.

E. UNIVERSITY DR. (U.S. HWY 380)
(VARIABLE WIDTH PUBLIC R.O.W.
ALSO KNOWN AS U.S. HIGHWAY NO. 380)

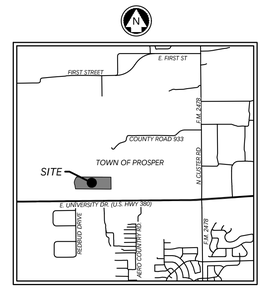
3313' DRIVEWAY TO EX. DRIVEWAY

998' DRIVEWAY TO EX. DRIVEWAY

3345' DRIVEWAY TO N. CUSTER ROAD

DEFINITIONS:
SCS - SOIL CONSERVATION SERVICE
○ - 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "WESTWOOD PS" SET

VICINITY MAP
N.T.S.



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

LEGEND

PHASE LINE
EASEMENT LINE
RIGHT OF WAY LINE
LOT LINE

NOTES:
1. 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 PERMITS
2. THIS PROPERTY FALLS IN ZONE A, ACCORDING TO THE FLOOD INSURANCE RATE MAPS, PANEL NO. 48085C0255J MAP REVISION JUNE 2, 2009 AND ZONE AE ACCORDING TO THE LOMR 16-06-4255P, EFFECTIVE MAY 25, 2017.
3. SUBDIVISION DISTRICT STANDARDS WILL BE PER PD-114 WITH A BASE ZONING OF SF-10
4. 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.
5. 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

PRELIMINARY
-FOR REVIEW ONLY-

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

RYAN C. SEXTRO	134341	01/23/2026
TYPE OR PRINT NAME	PE #	DATE

EXHIBIT A-2: BOUNDARY EXHIBIT
BROOKHOLLOW TOWNHOMES

CASE NUMBER: ZONE-25-0002

21.394 CONTAINING BLOCK 1, LOTS 1-24; BLOCK 2, LOTS 1-28; BLOCK 3, LOTS 1-24; BLOCK 4, LOTS 1-20; BLOCK 5; LOTS 1-30; BLOCK 6, LOTS 1-30; BLOCK 7, LOTS 1-17; BLOCK 8, LOTS 1-21; AND LOTS 1X-8X; FOR A TOTAL OF 194 TOWNHOME LOTS AND 8 OPEN SPACE LOTS
FOUND IN THE JEREMIAH HORN SURVEY, ABSTRACT NO. 411
PROSPER, COLLIN COUNTY, TEXAS

OWNER / DEVELOPER

DEVELOPER NAME: PROSPER HOLLOW LP &
PROSPER 380 TOLLWAY LP
ADDRESS: 826 MANGO CT
COPPELL, TEXAS 75019
CONTACT: RAMAKRISHNA GULLAPALLI
(214)416-9227

PLANNER / ENGINEER / SURVEYOR

Westwood
Phone (469) 213-1800 11000 Frisco Street, Suite 400
Toll Free (888) 937-5150 Frisco, TX 75033
westwoodps.com
Westwood Professional Services, Inc.
TBPE FIRM REGISTRATION NO. F-11756
TBPLS FIRM REGISTRATION NO. 10074301

DATE:	JANUARY 2026	DESIGNED: CCB	SHEET
WPS PROJECT #:	DLR23003	DRAWN: CCB	1 OF 1
		REVIEWER: RCS	

MYTHRI BROOKHOLLOW TOWNHOMES - SPECIFIC USE PERMIT

Drawing: N:\Civil_Drive\JOBS\DLR23003_Brookhollow_33AA\3_Design\02_Entitlements\020_PreliminaryPlat\Specific Use Permit\DLR23003 C-PPLAT_EXHIBIT A
Last Saved: 1/23/2026 8:34 AM
Last Plotted: 1/23/2026 8:36 AM