

SITE BENCHMARKS

BM NO. 1 THE SITE BENCHMARK IS AN "X" CUT FOUND IN THE EAST CURB LINE OF LEGACY DRIVE, BEING LOCATED APPROXIMATELY 1,245 FEET SOUTH OF THE INTERSECTION OF LEGACY DRIVE AND PROSPER ROAD AND BEING APPROXIMATELY 26 FEET NORTH OF THE NORTHWEST CORNER OF A CURB INLET IN THE EAST CURB LINE OF LEGACY DRIVE.

ELEVATION = 613.76' (NAD '88)

BM NO. 2 THE SITE BENCHMARK IS A 60D NAIL FOUND AT THE INTERSECTION OF LEGACY DRIVE AND PROSPER ROAD, SAME BEING THE NORTHEAST CORNER OF THE

LEGEND

SETBACK LINE -----

**GRAPHIC SCALE** 

SCALE: 1'' = 80'

ELEVATION = 631.93' (NAD '88)

TBM 60D NAIL#2

TBM 60D

S45°11'53"E

S0°15'03"W

NAIL#2 EL = 631.93'

35.08'

PEARLS OF PROSPER HOLDING **COMPANY LLC** 

PRELIMINARY

FOR REVIEW ONLY

THESE DOCUMENTS ARE FOR

DESIGN REVIEW ONLY AND

NOT INTENDED FOR THE

PURPOSES OF CONSTRUCTION,

BIDDING OR PERMIT. THEY

WERE PREPARED BY, OR

UNDER THE SUPERVISION OF:

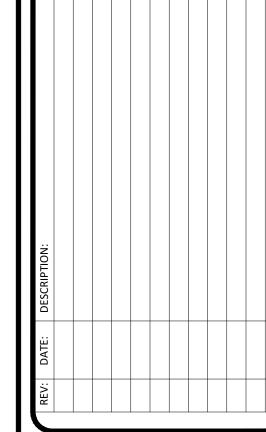
PATRICK C. FILSON

P.E.# 108577

DATE: February 21, 2023

9100 INDEPENDENCE PKWY APT 1707 PLANO TEXAS 75025

PH: 860-503-9018





KIRKMAN ENGINEERING, LLC 5200 STATE HIGHWAY 121 COLLEYVILLE, TX 76034 TEXAS FIRM NO. 15874

ISSUE DATE: 02/21/2023

**PRELIMINARY PLAT** 

SHEET 1 OF 2

JOB NUMBER: CHB21001\_PROPSER **PEARLS OF PROSPER** LOT 1-14, BLOCK A, LOT1X, BLOCK A, LOTS 1-4, BLOCK B, LOT 2X, BLOCK B,

BUILDING

EASEMENT LINE

BOUNDARY

STREET NAME

CHANGE BREAK

BUILD LINE

(NOW OR FORMERLY)

KRISHMEGHANA PROPERTIES, LLC A TEXAS LIMITED LIABILITY COMPANY

> DOC.# 20160711000882420 O.P.R.C.C.T.

LAND USE: RETAIL & NEIGHBORHOOD SERVICES ZONED: RETAIL.COMMERCIAL (PD-14)

g STAR MEADOW DRIVE

(NOW OR FORMERLY) PROSPER ISD

PROSPER ELEMENTARY SCHOOL# 15

ADDITION, BLOCK A, LOT 1

LAND USE: LOW DENSITY RESIDENTIAL

ZONED: SINGLE FAMILY (PD-66)

DEVAPP-22-0003

PRELIMINARY PLAT

LOTS 1-14, BLOCK C, LOT 1, BLOCK D, LOT 1, BLOCK E, LOT 1, BLOCK F

32 SINGLE FAMILY LOTS , 2 OPEN SPACE LOT BEING TRACT OF LAND OUT OF

THE J.H. DURRETT SURVEY, ABSTRACT #350 IN THE TOWN OF PROSPER DENTON COUNTY, TEXAS

PEARLS OF PROSPER HOLDING COMPANY, LLC

OFFICIAL PUBLIC RECORDS DENTON COUNTY COUNTY, TEXAS

AN ADDITION TO DENTON COUNTY, TEXAS BEING 26.227 ACRES

DATE OF PREPARATION: 02/21/2023

TBM XCF#1 EL = 613.76'

½" REBAR "RED" (C.M.) BEARS S71°'E | 0.54'

N89°16'39"W

LAND USE: MEDIUM DENSITY RESIDENTIAL

ZONED: SINGLE FAMILY (PD-66)

70.00'

(26.227 ACRES)

BEING a tract of land out of the J.H. Durrett Survey, Abstract Number 350, in the Town of Prosper, Denton County, Texas, and being that same tract of land described by deed to MCF Investments, LTD. as recorded under Document Number 2016-27465, Official Public Records of Denton County, Texas, (O.P.R.D.C.T), the subject tract being more particularly described by metes and bounds as follows (bearings are based on State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD '83)):

BEGINNING at a 1/2 inch rebar with an illegible red cap found in a gravel road for the northwest corner of said MCF tract and the herein described tract;

THENCE with the perimeter and to the corner of said MCF tract the following calls:

- 1. North 89 degrees 21 minutes 11 seconds East, a distance of 1115.96 feet to a 60D nail found in a gravel road;
- 2. South 00 degrees 15 minutes 03 seconds West, a distance of 1297.74 feet to a point from which a 1/2 inch rebar with an illegible red cap found bears South 71 degrees East, a distance of 0.54 feet;
- 3. North 89 degrees 16 minutes 39 seconds West, a distance of 806.37 feet to a 1/2 inch rebar found;
- 4. North 00 degrees 43 minutes 21 seconds East, a distance of 924.87 feet to a point from which a disturbed 1/2 inch rebar found bears North 24 degrees East, a distance of 0.39 feet;
- 5. North 89 degrees 16 minutes 39 seconds West, a distance of 311.68 feet to a 1/2 inch rebar found;
- 6. North 00 degrees 38 minutes 49 seconds West, a distance of 346.25 feet to the POINT OF BEGINNING and enclosing 26.227 acres (1,142,464 square feet) of land, more or less.
- 1. 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.
- 2. The Town of Prosper and public utilities shall at all times have the full right of ingress and egress to 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 systems without the necessity at any time procuring permission from anyone.
- 3. All modifications to this document shall be by means of plat and approved by the Town of Prosper.
- 4. For lots adjacent to a Floodplain Only:

a. 100 Year Floodplain Easement Restriction: Construction within the floodplain may not occur until approved by the Town. (A request for construction within the floodplain easement must be accompanied with detailed engineering plans and studies indicating that no flooding will result, that no obstruction to the natural flow of water will result; and subject to all owners or the property affected by such construction becoming a party to the request.) Where construction is approved, all finished floor elevations shall be a minimum of one (1) foot above the 100-year flood elevation as determined by analyzing the ultimate build-out conditions of the entire drainage basin.

Existing creeks, lakes, reservoirs, or drainage channels traversing along or across portions of this addition, will remain as an open channel at all times and will be maintained by the individual owners of the lot or lots that are traversed by the drainage courses along or across said lots. The Town will not be responsible for the maintenance and operation of said drainage ways or for the control of erosion. Each property owner shall keep the natural drainage channels traversing his/her property clean and free of debris, silt, or any substance that would result in unsanitary conditions. The Town shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the property owner to alleviate any undesirable conditions, which may occur. The Town is not obligated to maintain or assistance with maintenance of the area. The natural drainage channel, as in the case of all natural drainage channels, are subject to storm water overflow and natural bank erosion. The Town shall not be liable for damages of any nature resulting from the occurrence of these natural phenomena, nor resulting from a failure of any structure(s) within the natural drainage channels. The natural drainage channel crossing each lot is shown by the Floodway easement line as shown on the plat. If a Subdivision alters the horizontal or vertical floodplain, a FEMA Floodway map revision may be required.

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

THAT PEARLS OF PROSPER HOLDING COMPANY LLC. acting herein by and through its dule authorized officers, does hereby certify and adopt this plat designating the herein above described property as PEARLS OF PROSPER, an addition to the Town of Prosper, and does hereby dedicate the public use forever, the streets and allevs shown thereon. PEARLS OF PROSPER HOLDING COMPANY LLC do herein certify the following: 1. The streets and alleys are dedicated in fee simple for street and alley purposes.

2. All public improvements and dedications shall be free and clear of all debt, liens, and/or encumbrances.

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 buildings, fences, trees, shurbs or other improvements or growths 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 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 parts of any buildings, fences, trees, shurbs or other improvements or growths which may in any way 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 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 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.

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 plat.

#### VISIBILITY AND MAINTENANCE EASEMENT (VAM)

The area or areas shown on the plat as "VAM" (Visibility and Maintenance) Easement(s) are hereby given and granted to the Town of Prosper (Called "Town"), its successors and assigns, as an easement to provide visibility, right of access, and maintenance upon and across said VAM Easement. The Town shall have the right, but not the obligation, to maintain all landscaping within the VAM Easement. Should the Town exercise this maintenance right it shall be permitted to remove and dispose of any and all landscaping improve elements, including without limitation, any trees, shrubs, flowers, ground cover, structure, and/or fixtures. The Town in its sole discretion may withdraw maintenance of the VAM at any time. The ultimate maintenance responsibility for the VAM Easement shall rest with the property owner(s). No building, fence, shrub, tree, or other improvements or growths, which in any way endanger or interfere with the visibility, shall be constructed in, on, over, or across the VAM Easement. The Town shall also have the right, but not the obligation, to add any landscape improvements to the VAM Easement, to erect any traffic control devices or signs on the VAM Easement and to remove any obstruction thereon. The Town, its successor, assigns, or agents shall have the right and privilege at all times to enter upon the VAM Easement or any part thereof for the purposes and with all rights and privileges set forth herein.

### 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.

#### **OWNER'S CERTIFICATE**

STATE OF TEXAS§ COUNTY OF § Denton County

WHEREAS, Pearls of Prosper Holding Company, LLC are the owners of a tract of land situated in the J.H. Durrett Survey, Abstract No. #350, Denton County, Texas and being that same tract of land described by deed to MCF Investments. LTD. as recorded under Document Number 2016-27465, Official Public Records of Denton County, Texas, (O.P.R.D.C.T), the subject tract being more particularly described by metes and bounds as follows

(bearings are based on State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD '83)):

#### SURVEYOR'S CERTIFICATE

#### Known All Men By These Presents:

That I, \_\_\_\_\_, do hereby certify that I prepared this plat and the field notes made a part thereof 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 Regulation of the Town of Prosper, Texas.

Dated this the \_\_\_\_\_\_ day of \_\_\_\_\_\_, 20 \_\_\_\_\_.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED, VIEWED, OR RELIED UPON AS A FINAL SURVEY DOCUMENT' (RELEASED DATE: XX/XX/20XX)

Name, Title & Registration No.

STATE OF TEXAS § COUNTY OF §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared

\_, known to me to be the person and officer whose name is subscribed to the foregoing

instrument, and acknowledged to me that he/she executed the same for the purposes and considerations therein

expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the

Notary Public, State of Texas

# **CERTIFICATE OF APPROVAL (FOR PRELIMINARY PLATS)**

Approved this \_\_\_\_\_ day of \_\_\_\_ \_\_, 20 \_\_\_\_ by the Planning & Zoning Commission of the Town of Prosper, Texas

**Development Services Department** 

Engineering Department

Town of Prosper Secretary

# APT 1707 PLANO TEXAS 75025

PH: 860-503-9018

PRELIMINARY

FOR REVIEW ONLY

THESE DOCUMENTS ARE FOR

DESIGN REVIEW ONLY AND

NOT INTENDED FOR THE

PURPOSES OF CONSTRUCTION,

BIDDING OR PERMIT. THEY

WERE PREPARED BY, OR

UNDER THE SUPERVISION OF:

PATRICK C. FILSON

P.E.# 108577

DATE: February 21, 2023

PEARLS OF

PROSPER HOLDING

COMPANY LLC

9100 INDEPENDENCE PKWY



COLLEYVILLE, TX 76034 TEXAS FIRM NO. 15874

JOB NUMBER: CHB21001\_PROPSER

ISSUE DATE: 02/21/2023

**PRELIMINARY PLAT** 

SHEET 2 OF 2

LOT 1-14, BLOCK A, LOT1X, BLOCK A, LOTS 1-4, BLOCK B, LOT 2X, BLOCK B, LOTS 1-14, BLOCK C, LOT 1, BLOCK D, LOT 1, BLOCK E, LOT 1, BLOCK F THE J.H. DURRETT SURVEY, ABSTRACT #350 IN THE TOWN OF PROSPER DENTON COUNTY, TEXAS PEARLS OF PROSPER HOLDING COMPANY, LLC

BUILD LINE (ft) AREA (sf) AREA (ac.) LOT | BLOCK 0.22 BLOCK A 9600.00 20 BLOCK A 17424.77 0.40 BLOCK A | 9600.00 0.22 20 BLOCK A | 9600.00 0.22 25 BLOCK A 9600.00 0.22 25 BLOCK A | 9600.00 0.22 20 0.22 20 BLOCK A | 9600.00 0.22 25 BLOCK A 9600.00 0.22 25 9600.00 BLOCK A 0.20 BLOCK A | 8694.41 20 BLOCK A 9423.19 0.22 25 25 11 | BLOCK A | 21537.85 0.49 12 | BLOCK A | 11028.53 20 13 | BLOCK A | 10800.00 0.25 25 14 | BLOCK A | 10705.07 0.25

**BLOCK TABLE** 

	BLOCK TABLE							
LOT	BLOCK	AREA (sf)	AREA (ac.)	BUILD LINE (ft)				
1	BLOCK B	9310.00	0.21	20				
2	BLOCK B	9360.00	0.21	 -				
2X	BLOCK B	6530.29	0.15	25				
3	BLOCK B	9061.62	0.21	20				
4	BLOCK B	10135.66	0.23	25				

	BLOCK TABLE						
LOT	BLOCK	AREA (sf)	AREA (ac.)	BUILD LINE (ft)			
1	BLOCK C	9719.20	0.22	20			
2	BLOCK C	9769.20	0.22	25			
3	BLOCK C	9769.20	0.22	25			
4	BLOCK C	9769.20	0.22	20			
5	BLOCK C	9769.20	0.22	20			
6	BLOCK C	9769.20	0.22	25			
7	BLOCK C	9719.20	0.22	25			
8	BLOCK C	9719.20	0.22	25			
9	BLOCK C	9769.20	0.22	25			
10	BLOCK C	9769.20	0.22	20			
11	BLOCK C	9769.20	0.22	20			
12	BLOCK C	9769.20	0.22	25			
13	BLOCK C	9769.20	0.22	25			
14	BLOCK C	9719.20	0.22	20			

1	BLOCK D	129291.07	2.97	-			
BLOCK TABLE							
LOT	BLOCK	AREA (sf)	AREA (ac.)	BUILD LINE (			
1	BLOCK E	278458.31	6.39	-			
BLOCK TABLE							

LOT | BLOCK | AREA (sf) | AREA (ac.) | BUILD LINE (ft)

BLOCK F | 115487.18 |

**BLOCK TABLE** 

LOT BLOCK AREA (sf) AREA (ac.) BUILD LINE (ft)

# **DEVAPP-22-0003** PRELIMINARY PLAT PEARLS OF PROSPER

32 SINGLE FAMILY LOTS, 2 OPEN SPACE LOT BEING TRACT OF LAND OUT OF OFFICIAL PUBLIC RECORDS DENTON COUNTY COUNTY, TEXAS AN ADDITION TO DENTON COUNTY, TEXAS BEING 26.227 ACRES DATE OF PREPARATION: 02/21/2023