

VICINITY MAP

N.T.S.

SURVEYOR'S NOTES

- Bearings are based on the State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD '83), distances are surface with a combined scale factor of 1.00015063.
- This property is not in the floodplain zone and lies within the Flood Insurance Rate Map for Denton County, Texas and Incorporated Areas, map no. 48121C0430G, with an effective date of April 18, 2011 via scaled map location and graphic plotting.
- Monuments are shown unless specifically designated as set.
- Elevation (if found) are North American Vertical Datum of 1988 (NAVD '88).

GENERAL NOTES

- All open space lots are owned and maintained by the HOA.
- 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 Final Plat.
- Open fencing is required along all open space lots with trails.
- All landscape easements must be exclusive of any other type of easement.

NOTE REGARDING UTILITIES

Utility locations are per observed evidence.

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.

NOTE REGARDING TYPICAL LOTS

Number of residential lots: 32
Total acreage of residential lots: 8 ac
Average residential lot size: 0.22 ac
Density: 3.8 Dwelling units per acre

District Standard: PD-14 under Village B

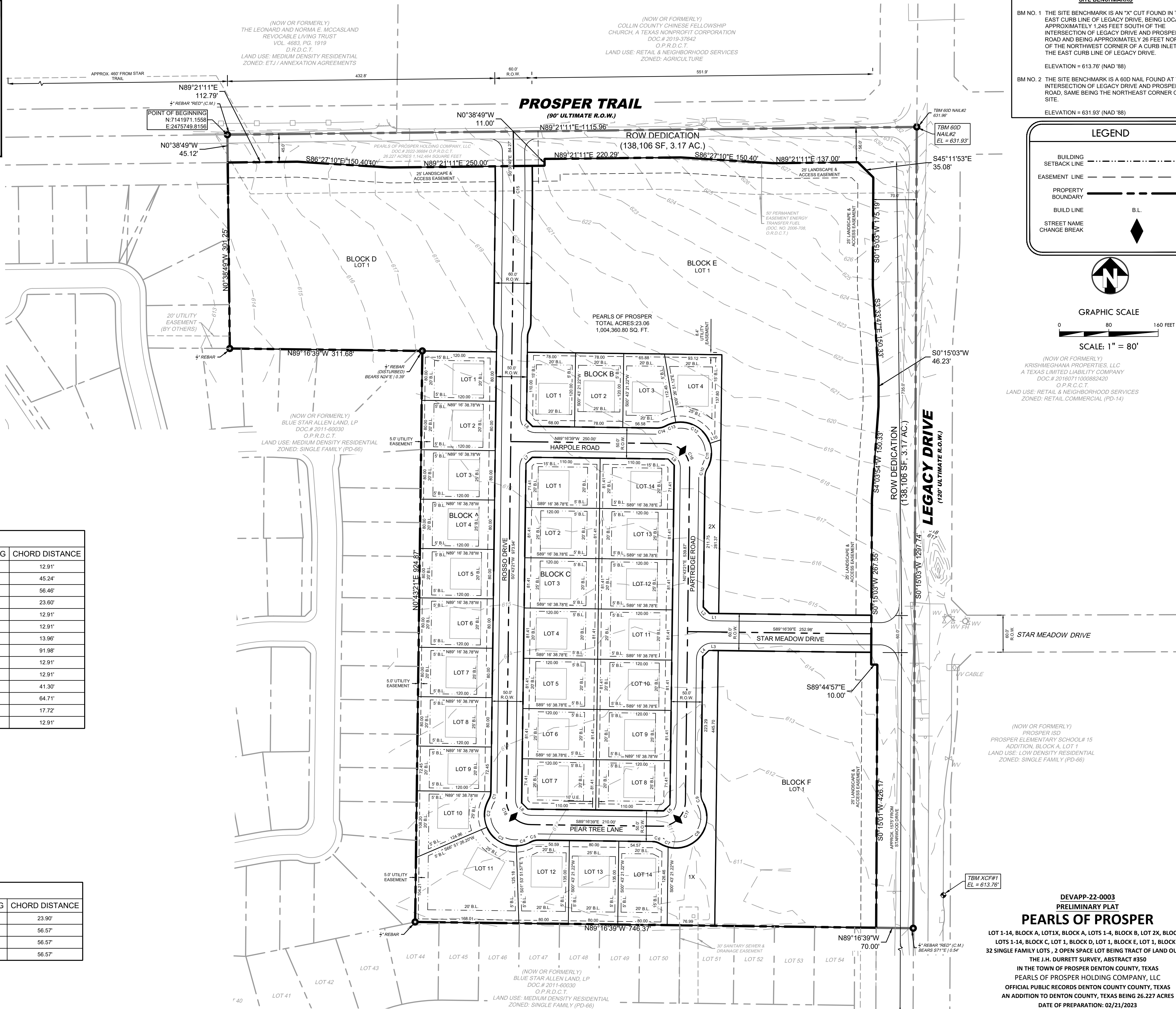
PURPOSE STATEMENT

The proposed project is anticipated to provide for the orderly development the unplatted 26.227 acre tract at the Southwest corner of Legacy Drive and Prosper Road. The first phase of the development will include 32 single family residential lots and 2 open space lots as shown in this preliminary plat.

| LOT CURVE TABLE | | | | |
|-----------------|---------|--------|------------|---------------|
| CURVE # | LENGTH | RADIUS | DELTA | CHORD BEARING |
| C1 | 13.06' | 25.00' | 29°55'35" | S15°41'09"W |
| C2 | 46.94' | 50.00' | 53°47'30" | S3°45'11"W |
| C3 | 60.00' | 50.00' | 68°45'18" | S57°31'13"E |
| C4 | 23.83' | 50.00' | 27°18'22" | N74°26'57"E |
| C5 | 13.06' | 25.00' | 29°55'35" | N75°45'34"E |
| C6 | 13.06' | 25.00' | 29°55'35" | S74°18'51"E |
| C7 | 14.01' | 50.00' | 16°03'00" | S67°22'34"E |
| C8 | 116.77' | 50.00' | 133°48'10" | N37°41'51"E |
| C9 | 13.06' | 25.00' | 29°55'35" | N14°14'26"W |
| C10 | 13.06' | 25.00' | 29°55'35" | N15°41'09"E |
| C11 | 42.57' | 50.00' | 48°47'13" | N6°15'20"E |
| C12 | 70.38' | 50.00' | 80°38'52" | N58°27'43"W |
| C13 | 17.82' | 50.00' | 20°25'06" | S71°00'19"W |
| C14 | 13.06' | 25.00' | 29°55'35" | S75°45'34"W |

| LOT LINE DATA | | |
|---------------|--------------|-------------|
| LINE NUMBER | LINE BEARING | LINE LENGTH |
| L1 | N89°16'39"W | 15.00' |
| L2 | N44°16'39"W | 14.14' |
| L3 | S89°16'39"E | 15.00' |
| L4 | N45°43'21"E | 14.14' |
| L5 | S45°43'21"W | 14.14' |
| L6 | N44°16'39"W | 14.14' |
| L7 | N45°43'21"E | 14.14' |
| L8 | N44°16'39"W | 14.14' |
| L9 | S44°16'39"E | 14.14' |

| ROAD CURVE TABLE | | | | |
|------------------|--------|----------|-----------|---------------|
| CURVE # | LENGTH | RADIUS | DELTA | CHORD BEARING |
| C15 | 23.90' | 1000.00' | 1°22'10" | S0°02'16"W |
| C16 | 62.83' | 40.00' | 90°00'00" | N44°16'39"W |
| C17 | 62.83' | 40.00' | 90°00'00" | N45°43'21"E |
| C18 | 62.83' | 40.00' | 90°00'00" | S44°16'39"E |



SITE BENCHMARKS

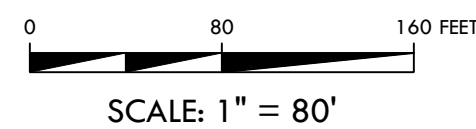
- BM NO. 1 THE SITE BENCHMARK IS AN "X" CUT FOUND IN THE EAST CURB LINE OF LEGACY DRIVE, BEING LOCATED APPROXIMATELY 1.245 FEET SOUTH OF THE INTERSECTION OF LEGACY DRIVE AND PROSPER ROAD AND BEING APPROXIMATELY 26 FEET NORTH OF THE NORTHWEST CORNER OF A CURB INLET IN THE EAST CURB LINE OF LEGACY DRIVE.
- 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 SITE.
- ELEVATION = 631.93' (NAD '88)

LEGEND

- BUILDING SETBACK LINE
EASEMENT LINE
PROPERTY BOUNDARY
BUILD LINE
STREET NAME CHANGE BREAK
- B.L.



GRAPHIC SCALE



(NOW OR FORMERLY)
KRISHMEGHANA PROPERTIES, LLC
A TEXAS LIMITED LIABILITY COMPANY
DOC # 2016071100082420
O.P.R.D.C.T.
LAND USE: RETAIL & NEIGHBORHOOD SERVICES
ZONED: RETAIL COMMERCIAL (PD-14)

(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

PEARLS OF PROSPER

LOT 1-14, BLOCK A, LOT 1X, 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
32 SINGLE FAMILY LOTS, 2 OPEN SPACE LOT BEING TRACT OF LAND OUT OF THE J.H. DURRETT SURVEY, ABSTRACT #950
IN THE TOWN OF PROSPER DENTON COUNTY, TEXAS
PEARLS OF PROSPER HOLDING COMPANY, LLC
OFFICIAL PUBLIC RECORDS DENTON COUNTY, TEXAS
AN ADDITION TO DENTON COUNTY, TEXAS BEING 26.227 ACRES
DATE OF PREPARATION: 02/21/2023

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
APT 1707 PLANO TEXAS 75025

PH: 860-503-9018

PEARLS OF PROSPER

26.227 ACRES OF
J.H. DURRETT SURVEY, ABS 350

TOWN OF PROSPER
DENTON COUNTY, TEXAS

REV: DATE: DESCRIPTION:



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

JOB NUMBER: CHB21001_PROPSER

ISSUE DATE: 02/21/2023

PRELIMINARY
PLAT

SHEET:

SHEET 1 OF 2

