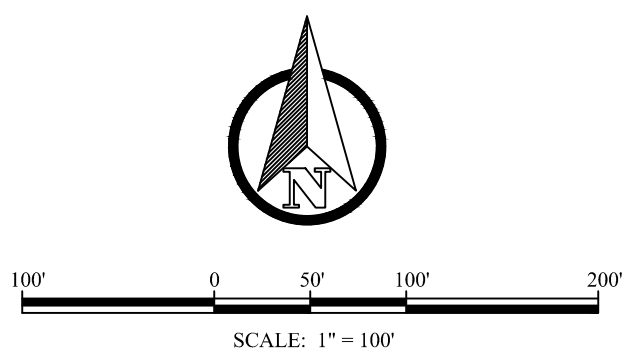
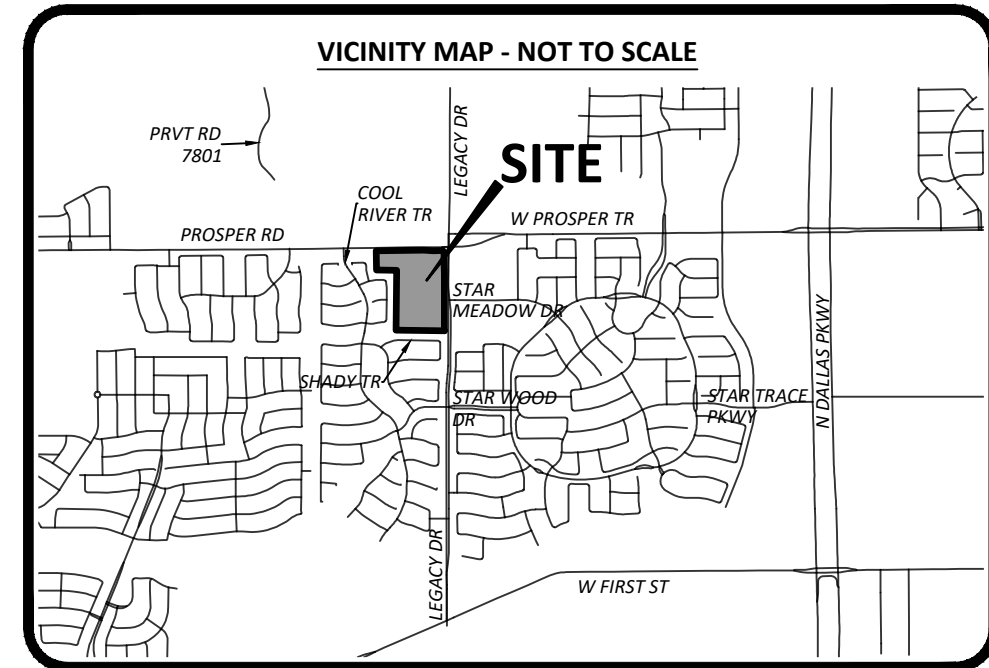


Approved Final Plat (DEVAPP-23-0078)



(NOW OR FORMERLY)
THE LEONARD AND NORMA E.
MCCASLAND REVOCABLE LIVING TRUST
VOL. 4863, PG. 1919
D.R.D.C.T.

LEGEND OF ABBREVIATIONS

- D.R.D.C.T. DEED RECORDS, DENTON COUNTY, TEXAS
- P.R.D.C.T. PLAT RECORDS, DENTON COUNTY, TEXAS
- O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS
- O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
- DOC.# DOCUMENT NUMBER
- C.M. CONTROLLING MONUMENT
- SQ. FT. SQUARE FEET
- ROW RIGHT OF WAY
- CRS CAPPED REBAR SET
- B.L. BUILDING LINE
- * SEE PLAT NOTE #6 REGARDING ROW DEDICATIONS
- ** LOT WIDTH MEASURED ALONG ARC AT BUILDING LINE

LOT OWNERSHIP SUMMARY:

- Lot 1, Block D; Lot 1, Block E (less the Prestige Spaces LLC tract); and Lot 1, Block F are owned by Pearls of Prosper Holding Company LLC at the time this plat was approved by the Town of Prosper to be recorded with Denton County.
- The southern portion of Lot 1, Block E, as described by deed to Prestige Spaces LLC as recorded under Document Number 2024-101003, Official Public Records, Denton County, Texas (shown hereon), is owned by Prestige Spaces LLC at the time this plat was approved by the Town of Prosper to be recorded with Denton County.
- Lots 1-14 and Lot 1X, Block A; Lots 1-4 and Lot 2X, Block B; Lots 1-14, Block C; and all fee simple right-of-way dedications by this plat are owned by GRBK Edgewood LLC at the time this plat was approved by the Town of Prosper to be recorded with Denton County.

- a violation of town ordinance and state law and is subject to fines and withholding of utilities and building permits.
- This plat is subject to Zoning Ordinance Standards.
- This subdivision is Zoned "PD-14" (Ordinance No. 04-52), it is within Retail section of Village A.
- No floodplain exists on the site per FEMA FIRM for Denton County, Map No. 48121C0430G (see surveyor's note #2 hereon).
- 3.225 acres (140,489 square feet) of right-of-way is dedicated in fee simple to the Town of Prosper as shown hereon.
- All right-of-way dedication by this subdivision is dedicated in fee simple to the Town of Prosper.
- Within this subdivision, there are 32 single family residential lots, totaling 7.425 acres (323,425 square feet), with an average lot density of 3.10, with an average lot size of 0.232 acres (10,107 square feet)
- All landscape easements must be exclusive of any other type of easement.

- This property lies within Zone "X" of 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 found unless specifically designated as set.
- Elevations (if shown) are North American Vertical Datum of 1988 (NAVD'88).

WHEREAS PEARLS OF PROSPER HOLDING COMPANY LLC, GRBK EDGEWOOD LLC, and PRESTIGE SPACES LLC are the owners of a tract in the J.H. Durrett Survey, Abstract Number 350, Town of Prosper, Denton County, Texas, being part of the tract described by deed to Pearls of Prosper Holding Company, LLC, recorded in document number 2022-36684, Official Public Records of Denton County, Texas, (O.P.R.D.C.T.), the subject tract being more particularly described as follows:

BEGINNING at a point in the west line of said Pearls of Prosper tract for the northwest corner of the herein described tract from which a 1/2 inch rebar with an illegible red cap found in a gravel road for the northwest corner of said Pearls of Prosper tract bears North 00 degrees 38 minutes 49 seconds West, a distance of 45.00 feet;

THENCE through the interior of said Pearls of Prosper tract, the following calls:

- North 89 degrees 21 minutes 11 seconds East, a distance of 733.07 feet to a 1/2 inch rebar with pink cap stamped, "BARTON CHAPA" set (hereinafter called "capped rebar set");
- South 86 degrees 27 minutes 10 seconds East, a distance of 150.40 feet to a capped rebar set;
- North 89 degrees 21 minutes 11 seconds East, a distance of 137.00 feet to a capped rebar set;
- South 45 degrees 11 minutes 53 seconds East, a distance of 35.08 feet to a capped rebar set;
- South 00 degrees 15 minutes 03 seconds East, a distance of 175.19 feet to a capped rebar set;
- South 03 degrees 33 minutes 47 seconds East, a distance of 150.33 feet to a capped rebar set;
- South 00 degrees 15 minutes 03 seconds West, a distance of 889.95 feet to a capped rebar set in the south line of said Pearls of Prosper tract, from which the southeast corner thereof bears South 89 degrees 16 minutes 39 seconds East, a distance of 60.00 feet, from said southeast corner a 1/2 inch rebar with an illegible red cap found bears South 71 degrees East, a distance of 0.54 feet;

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

- North 89 degrees 16 minutes 39 seconds West, a distance of 746.37 feet to a 1/2 inch rebar found;
- 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 bears North 24 degrees East, a distance of 0.39 feet;
- North 89 degrees 16 minutes 39 seconds West, a distance of 311.68 feet to a 1/2 inch rebar found;
- North 00 degrees 38 minutes 49 seconds West, a distance of 301.25 feet to the POINT OF BEGINNING and enclosing 23.218 acres (1,011,358 square feet) of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

THAT PEARLS OF PROSPER HOLDING COMPANY LLC, GRBK EDGEWOOD LLC, and PRESTIGE SPACES LLC, do hereby certify and adopt this plat designating the herein above described property as PROSPER RIDGE, and does hereby dedicate to the public use forever, the streets and alleys shown thereon.

PEARLS OF PROSPER HOLDING COMPANY, LLC and GRBK EDGEWOOD LLC, do herein certify the following:

- The streets and alleys are dedicated for street and alley purposes.
- All public improvements and dedications shall be free and clear of all debt, liens, and/or encumbrances.
- The easements and public use areas, as shown, are dedicated to the public use forever for the purposes intended on this plat.
- No buildings, fences, trees, shrubs 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. Landscape easements are exclusive of any other type of easement.
- The Town of Prosper is not responsible for replacing any improvements in, under, or over any easements caused by maintenance or repair.
- 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.
- The Town of Prosper and public utilities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs 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.
- 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.
- All modifications to this document shall be by means of plat and approved by the Town of Prosper.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the Town of Prosper, Texas.

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 plat.

PEARLS OF PROSPER HOLDING COMPANY, LLC

By: _____

Authorized Representative, Print Name/Title: _____

STATE OF TEXAS \$

COUNTY OF _____ \$

BEFORE ME, the undersigned authority, 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 she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 20____.

Notary Public in and for the State of Texas

GRBK EDGEWOOD LLC

By: _____

Authorized Representative, Print Name/Title: _____

STATE OF TEXAS \$

COUNTY OF _____ \$

BEFORE ME, the undersigned authority, 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 she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 20____.

Notary Public in and for the State of Texas

PRESTIGE SPACES LLC

By: _____

Authorized Representative, Print Name/Title: _____

STATE OF TEXAS \$

COUNTY OF _____ \$

BEFORE ME, the undersigned authority, 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 she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 20____.

Notary Public in and for the State of Texas

KNOW ALL MEN BY THESE PRESENTS:

That I, John H. Barton III, 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 _____ day of _____, 20____.

PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED, VIEWED, OR RELIED UPON AS A FINAL SURVEY DOCUMENT. RELEASED FOR INTERIM REVIEW ON March 5, 2025

John H. Barton, RPLS #6737

STATE OF TEXAS \$

COUNTY OF _____ \$

BEFORE ME, the undersigned authority, 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 she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 20____.

Notary Public in and for the State of Texas

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

ENGINEER



5200 State Highway 121
Colleyville, TX 76034
Phone: 817-488-4960

SURVEYOR

BARTON CHAPA SURVEYING, LLC
John H. Barton III, RPLS #6737
5200 State Highway 121
Colleyville, TX 76034
Phone: 817-864-1957
jack@bcsdfw.com
TBPLS Firm# 10194474

OWNERS/DEVELOPER

PEARLS OF PROSPER HOLDING COMPANY, LLC
9100 Independence Parkway, Apt. #1707
Plano, TX 75025
Ph.: 860.503.75025
contact: Chandramouli Bodavala
GRBK EDGEWOOD LLC
5501 Headquarters Drive #300W
Plano, TX 75024
Ph.: 469.573.6721
contact: Bobby Samuel
PRESTIGE SPACES, LLC
16926 Huttons Ct., Richmond TX 77407
contact: Carlos Christian

JOB NO. 2020.057.002

DRAWN: BCS

CHECKED: JHB

TABLE OF REVISIONS

DATE SUMMARY

PROSPER RIDGE

PROSPER,
TEXAS

SHEET:

VO1

FINAL PLAT | DEVAPP-23-0078

PROSPER RIDGE

LOTS 1-14 & LOT 1X, BLOCK A; LOTS 1-4 & 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 COMMON AREA (HOA) LOTS & 3 COMMERCIAL LOTS
BEING 23.218 ACRES OUT OF THE J.H. DURRETT SURVEY, ABSTRACT #350
AN ADDITION IN THE TOWN OF PROSPER, DENTON COUNTY, TEXAS
PREPARED DECEMBER 2024