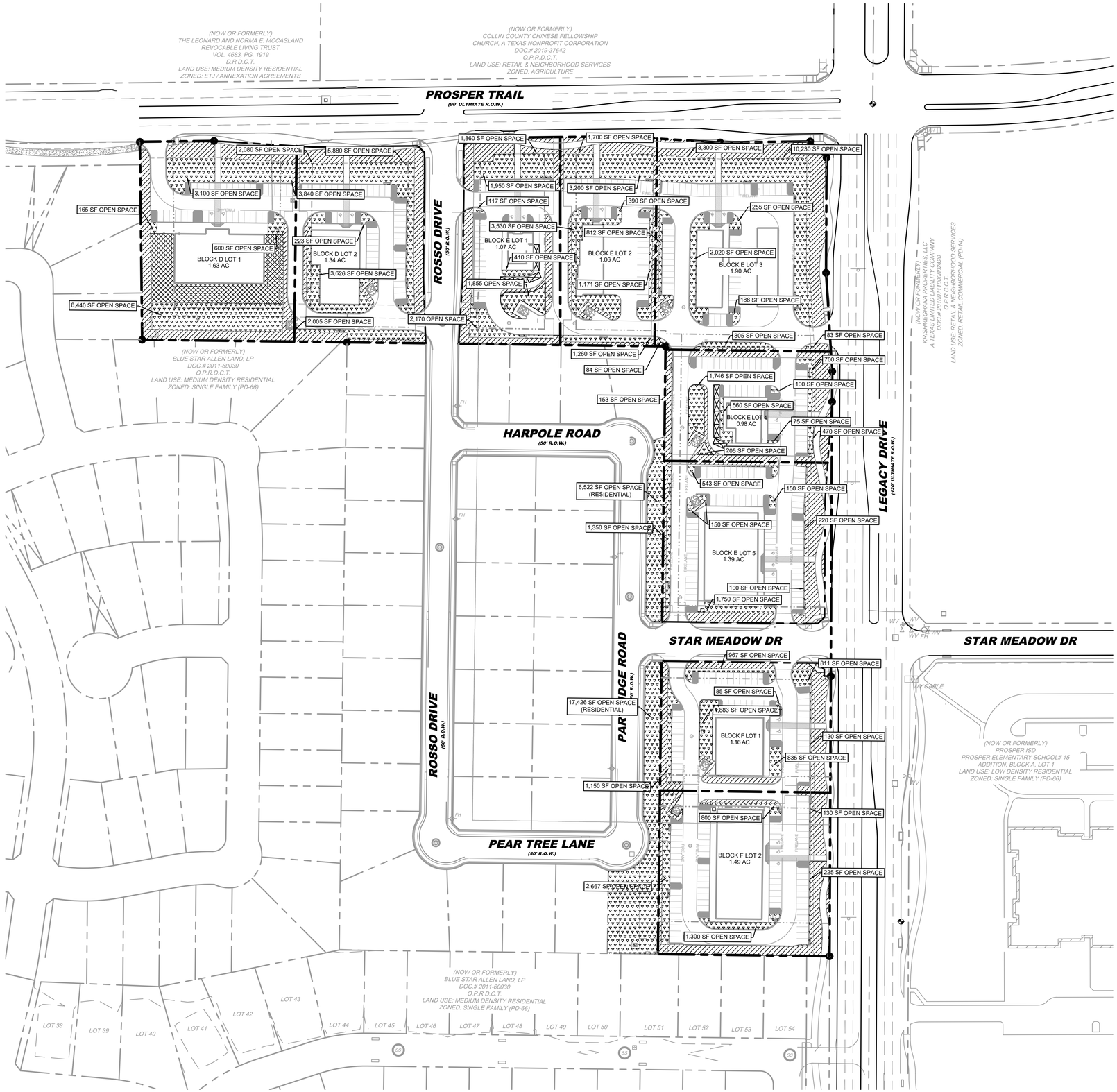

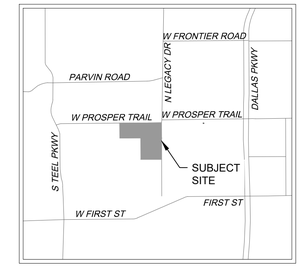

LOCATION MAP

N.T.S.

LEGEND

- OPEN SPACE
- LANDSCAPE
- PLAY AREA
- PARKING LANDSCAPE

SITE DATA TABLE

ABSTRACT NO.	BLOCK	LOT	ZONING	LOT AREA (SF)	LOT AREA (AC)	OPEN SPACE REQUIRED 7% OF LOT AREA (SF)	OPEN SPACE PROVIDED (SF)
-		-	-	(SF)	(AC)	7% OF LOT AREA (SF)	(SF)
350	BLOCK D	1	PD-14	70,872	1.63	4,961	16,173
		2		58,428	1.34	4,090	13,800
	BLOCK E	1		46,728	1.07	3,271	8,300
		2		46,188	1.06	3,233	11,341
		3		82,627	1.90	5,784	17,718
		4		42,756	0.98	2,993	3,700
		5		60,396	1.39	4,228	4,300
	BLOCK F	1		50,643	1.16	3,545	5,049
		2		64,808	1.49	4,537	5,142
RESIDENTIAL USE			*PD-14*	*448,345*	*10.29*	*31,384*	*23,948*
TOTAL				**971,790**	**22.31**	**68,025**	**109,471**

GRAPHIC SCALE

0 80 160 FEET

SCALE: 1" = 80'

PRELIMINARY OPEN SPACE PLAN

DEVAPP-24-0083

PROSPERY LEGACY

BLOCK D, LOTS 1-2
BLOCK E, LOTS 1-5
BLOCK F, LOTS 1-2
22.20 ACRES
J.H. DURRETT SURVEY,
ABSTRACT NO. 350
TOWN OF PROSPER,
DENTON COUNTY, TEXAS
PREPARATION DATE: 3/4/2025

OWNER/APPLICANT
PEARLS OF PROSPER HOLDING, LLC
7070 COULTER LAKE RD
FRISCO, TEXAS 75036
PH: 818-795-5405
CONTACT: LOHIT KUMAR RANGINENI

ENGINEER
KIRKMAN ENGINEERING, LLC
5200 STATE HIGHWAY 121
COLLEYVILLE, TX 76034
PH: 817-488-4960
CONTACT: SHAWN T. WALDO, PE

SURVEYOR
BARTON CHAPA SURVEYING
5200 STATE HIGHWAY 121
COLLEYVILLE, TX 76034
PH: 817-864-1957
CONTACT: JACK BARTON, RPLS

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SHAWN T. WALDO
P.E.# 138653
DATE: March 4, 2025

PEARLS OF PROSPER HOLDING COMPANY LLC

7070 COULTER LAKE ROAD
FRISCO, TEXAS 75036

PH: 860-503-9018

PEARLS OF PROSPER

23.06 ACRES OF
J.H. DURRETT SURVEY, ABS 350
TOWN OF PROSPER
DENTON COUNTY, TEXAS

REV:	DATE:	DESCRIPTION:

kirkman ENGINEERING

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

JOB NUMBER: CHB21002_PROPSER

ISSUE DATE: 3/4/2025

PRELIMINARY OPEN SPACE PLAN

SHEET:

POSP

FILE PATH: K:\Shn\chb21002_prosper legacy\Drawings\01_psp - Commercial\03 - Production\Open Space Plan_CHB21002

FILENAME: Open Space Plan_CHB21002.dwg
PLOTTED BY: Shawn Waldo
PLOTTED DATE: 3/4/2025