

7509 PENNRIDGE CIRCLE
ROWLETT, TX 75088

SURVEY PLAT



FIRM REGISTRATION NO. 10194366

BARRY S. RHODES Registered Professional Land Surveyor (214) 326-1090

This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at No. 207 EAST 3RD STREET, in the city of PROSPER Texas.

BEING a parcel of land situated in Block 12, Bryant's Addition, an Addition to the Town of Prosper, Collin County, Texas, according to the Plat thereof recorded in Volume 116, Page 162, Public Records, Collin County, Texas (P.R.C.C.T.), and being a parcel of land described in deed to Jesus (A.K.A. Jesse) Martinez and Lupe Martinez, recorded under Instrument File No. 20180724000918500 (D.R.C.C.T.), and being more particularly described by the following metes and bound description:

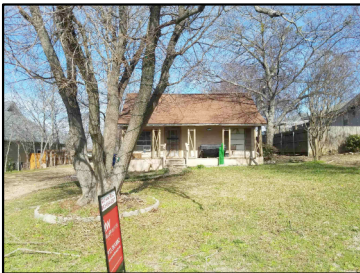
Beginning at a 1/2 inch iron rod found in the North line of East 3rd Street, at the Southeast corner of Lot 11R, Block 12, Bryant's #1 Addition, an Addition to the Town of Prosper, Collin County, Texas, according to the Plat thereof recorded in Volume 2015, Page 458 (P.R.C.C.T.), and at the Southwest corner of said Martinez parcel;

THENCE North 00 deg. 40 min. 34 sec. West, a distance of 100.00 feet to a 1/2 inch iron rod set in the East line of said Lot 11R, at the Southwest corner of a tract of land described in deed to Hector Moreles and Maria Moreles, recorded in Volume 4722, Page 3154 (D.R.C.C.T.);

THENCE North 89 deg. 19 min. 26 sec. East, a distance of 72.00 feet to a 1/2 inch iron rod set in the West line of a tract of land described in deed to Fred Kreger and Christy Kreger, recorded in Volume 5966, Page 722 (D.R.C.C.T.), at the Southeast corner of said Moreles tract;

THENCE South 00 deg. 40 min. 34 sec. East, a distance of 100.00 feet to the 1/2 inch iron rod set for corner in the said North line of East 3rd Street, at the Southwest corner of said Kreger tract;

THENCE South 89 deg. 19 min. 26 sec. West, a distance of 72.00 feet to the PLACE OF BEGINNING and containing 7,200 sq. ft. or 0.17 of an acre of land.



THIS CERTIFICATION DOES NOT
TAKE INTO CONSIDERATION
ADDITIONAL FACTS THAT AN
ACCURATE TITLE SEARCH AND OR
EXAMINATION MIGHT DISCLOSE.

BEARINGS ARE BASED ON NAD
83 DATUM, TEXAS STATE PLANE
COORDINATE SYSTEM. NORTH
CENTRAL ZONE

The plat hereon is true, correct, and accurate representation of the property as determined by survey, the lines and dimensions of said property being as indicated by the plat: the size, location and type of building and improvements are as shown, all improvements being within the boundaries of the property, set back from property lines the distance indicated, or visible and apparent easements.

TITLE AND ABSTRACTING WORK FURNISHED BY n/a

THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, EXCEPT AS SHOWN.

Scale: 1" = 20'

Date: 02-07-2020

G. F. No.: N/A

Job no.: 202000845

Drawn by: BM

USE OF THIS SURVEY FOR ANY OTHER PURPOSE
OR OTHER PARTIES SHALL BE AT THEIR RISK AND
UNDERSIGNED IS NOT RESPONSIBLE TO OTHER FOR
ANY LOSS RESULTING THEREFROM.
THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR
GEORGINA HENNEN

Exhibit A

LEGEND	
WOOD FENCE	TEXT
CHAIN LINK	IMPROVEMENTS
IRON FENCE	BOUNDARY LINE
WIRE FENCE	EASEMENT SETBACK
CM	RESIDENCE
CM	CONTROLLING MONUMENT
MRD	MONUMENTS OF RECORD DIGNITY
1/2" IRON ROD FOUND	
1/2" YELLOW-CAPPED IRON ROD SET	
SET 'X'	
FOUND 'X'	
5/8" IRON ROD FOUND	
PK NAIL FOUND	
CABLE	ELECTRIC
CLEAN OUT	POOL EQUIP
GAS METER	POWER POLE
FIRE HYDRANT	TELEPHONE
LIGHT POLE	WATER METER
MANHOLE	WATER VALVE
(UNLESS OTHERWISE NOTED)	

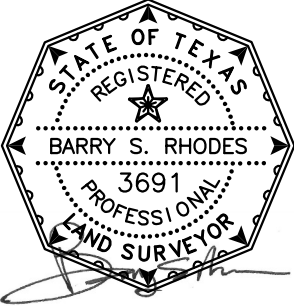


Exhibit B Statement of Intent of Purpose

The purpose of the request is to rezone a single family lot from Single family 15 to Planned Development – Downtown Single Family to facilitate setbacks to accommodate a new build structure of approximately 1900sq ft. The current setbacks would not allow an updated and useful new structure to be built. The current lot is 20ft short on the required 120 ft depth. The developer will incorporate craftsman style architecture into the exterior design and follow guidelines for the downtown residential revitalization program. Due to lot constraints the developer is requesting to decrease the lot depth from 120ft to 100ft.

Exhibit C

PLANNED DEVELOPMENT STANDARDS 207 E. Third St Prosper TX 75078

The proposed development will conform to the development standards of the DTSF (Downtown Single Family) District of the Town of Prosper's Zoning Ordinance, as it exists or may be amended, and Subdivision Ordinance, as it exists or may be amended, except as otherwise set forth in these Development Standards.

1. Except as noted below, the Tract shall develop in accordance with the DTSF District requirements of the Town of Prosper's Zoning Ordinance, as it exists or may be amended.

2. Development Plans

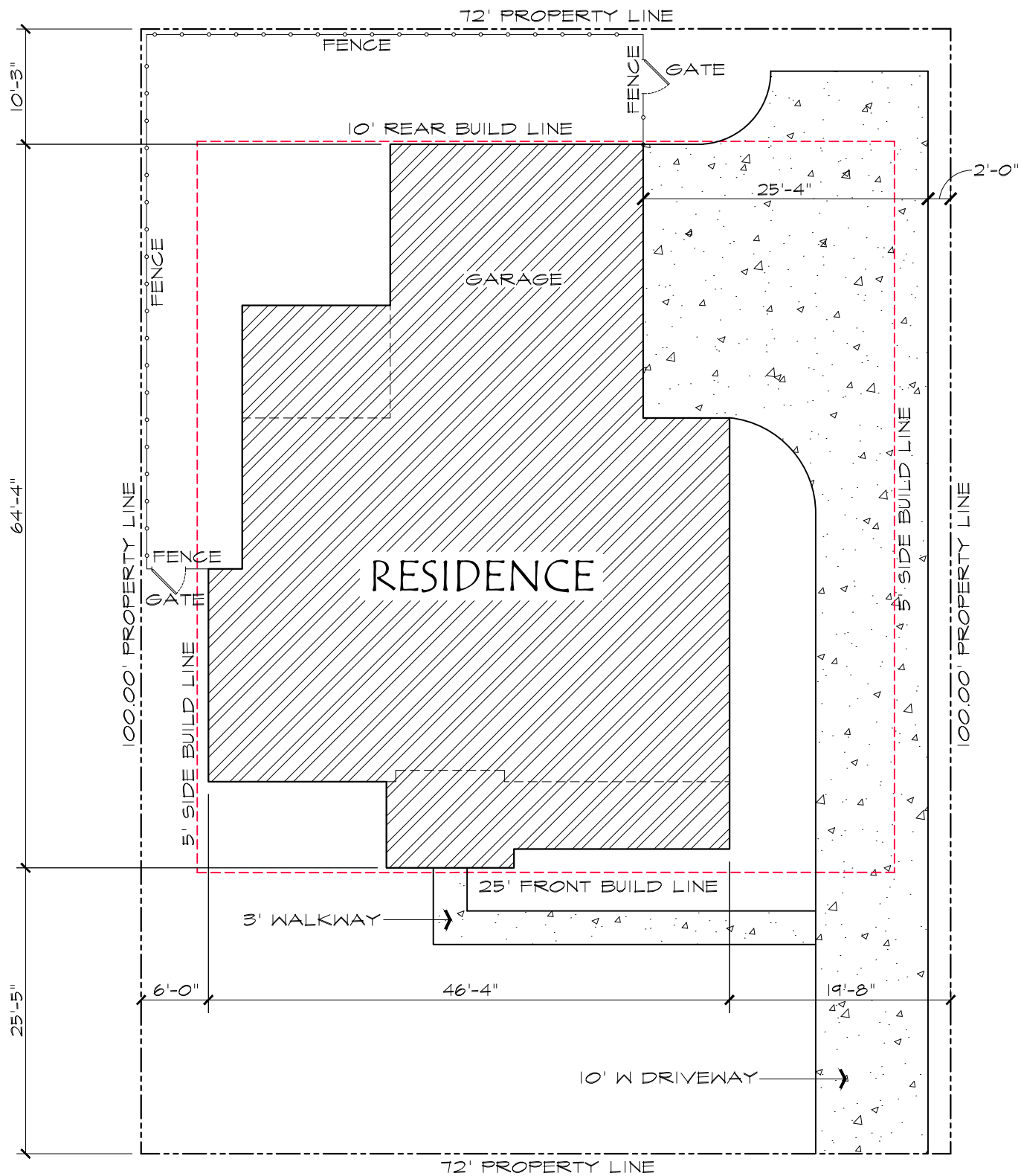
- a. Concept Plan: The tract shall be developed in general accordance with the attached concept plan, set forth in Exhibit D
- b. Elevations: The tract shall be developed in general accordance with the attached elevations, set forth in Exhibit F

3. Uses. Uses shall be permitted in accordance with the DTSF.

4. Exceptions

The lot will conform to the DTSF standards with the exception of-

- a. Minimum lot depth of 100ft.



--- 207 East 3rd Street ---



Exhibit D

site plan

SCALE: 1" = 10'-0"

Exhibit E – Development Schedule

April 2022 – Submit for Planned Development – Downtown Single Family Zoning

May 2022 – Planning & Zoning Commission Approval

June 2022 - Town Council Approval and Ordinance Adoption

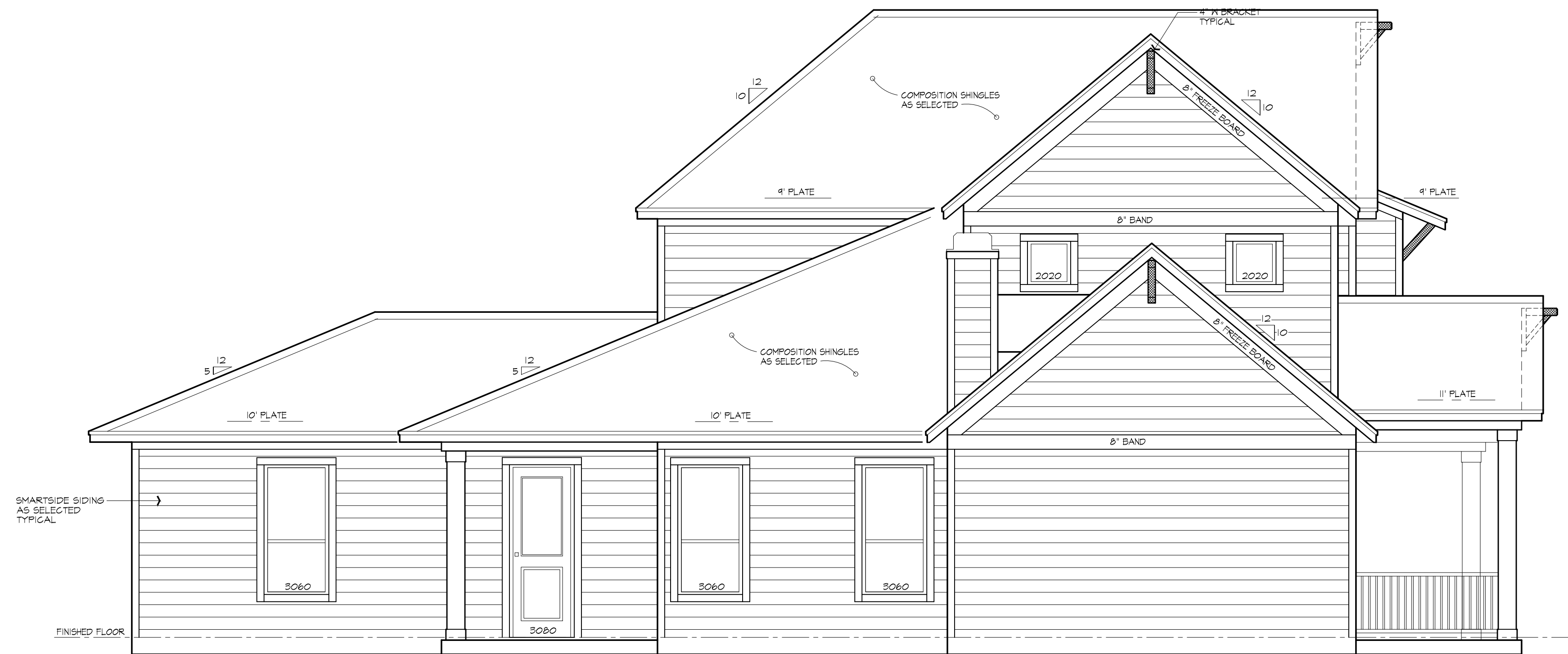
July 2022 – Submit Building permits

August- December 2022 - Complete construction



front elevation

SCALE: 1/4" = 1'-0"

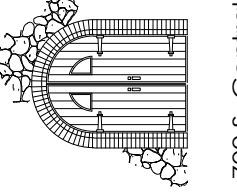


left side elevation

SCALE: 1/4" = 1'-0"

Exhibit F

SCALE 1/4"=1'-0" IF PRINTED ON 24x36
SCALE 1/8"=1'-0" IF PRINTED ON 11x17



RESIDENTIAL
DESIGN

700 S. Central Expwy. - Suite 400
Allen, Texas 75013

Office: 469-235-1819
www.residentialdesign.com

DESIGNER ACCEPTS NO RESPONSIBILITY OR
LIABILITY FOR CONSTRUCTION METHODS AND/OR
MATERIALS USED IN THE CONSTRUCTION OF THE
PROJECT. CONTRACTOR SHALL VERIFY ALL CONDITIONS
AND DIMENSIONS PRIOR TO CONSTRUCTION AND
BEFORE BEGINNING OR FABRICATING ANY WORK.
THESE PLANS MAY HAVE TO BE MODIFIED TO MEET
ENGINEERING AND/OR BUILDING CODE REQUIREMENTS.
DO NOT SCALE THESE PLANS.

REVISIONS		DESCRIPTION
NO.	DATE	

A NEW RESIDENCE FOR:

207 East 3rd Street
PROSPER, TEXAS

DATE DRAWN
04-17-22

SHEET NO.
2