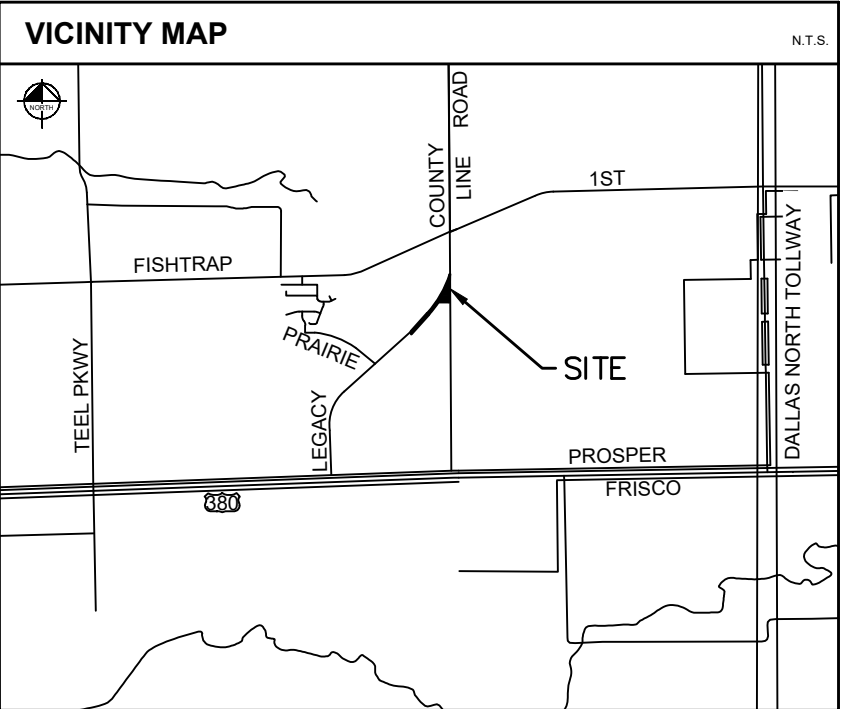
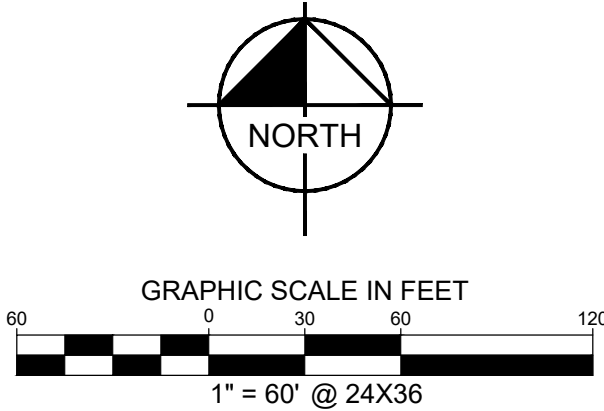


LEGEND	
IRSC	6" IRON ROD W/ "KHA" CAP SET
IRFC	IRON ROD WITH CAP FOUND
IRP	IRON ROD FOUND
P.O.B.	POINT OF BEGINNING
S.W.E.	SIDEWALK EASEMENT
W.M.E.	WALL MAINTENANCE EASEMENT
U.E.	UTILITY EASEMENT
P.R.D.C.T.	PLAT RECORDS OF DENTON COUNTY, TEXAS
P.R.C.C.T.	PLAT RECORDS OF COLLIN COUNTY, TEXAS



LINE TYPE LEGEND	
————	BOUNDARY LINE
- - - - -	EASEMENT LINE
=====	BUILDING LINE
-----	100-YEAR FLOODPLAIN LINE

LOT TABLE		
LOT NO.	ACRES	SQ. FT.
BLOCK B LOT 10XR	0.412	17,953
BLOCK B LOT 11X	0.551	24,014
OVERALL	0.963	41,967

- NOTES:
- According to Community Panel No. 4812C0430G, dated April 18, 2011, Denton County, Texas, and Community Panel No. 48085C0230J, dated June 2, 2009, Collin County, Texas, of the National Flood Insurance Program Map, Flood Insurance Rate Map, Federal Emergency Management Agency, Federal Insurance Administration, this property is within non-shaded Zone X, defined as areas determined to be outside the 0.2% annual chance floodplain and NO 100-YEAR FLOODPLAIN EXISTS ON THIS SITE. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.
  - Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.
  - Block B, Lot 10XR and Lot 11X shall be owned and maintained by the Home Owners Association (HOA) and used as landscape and access easements.
  - 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.
  - Single-family district PD-65 standards apply to this subdivision.
  - This plat is subject to additional zoning standards outlined in Ordinance 15-55.
  - The purpose of this replat is to divide Lot 10X, Block B into two HOA lots (Lot 10XR & 11X).
  - Landscape easements are exclusive.
  - Open space lots are to be owned and maintained by the HOA.

REPLAT  
HILLS AT LEGACY  
PHASE 1,  
BLOCK B, LOT 10XR & 11X

0.963 ACRE

L. NETHERLY SURVEY, ABSTRACT NO. 962

TOWN OF PROSPER,  
DENTON COUNTY, TEXAS  
TOWN OF PROSPER CASE #DEVAPP-23-0018

**Kimley»Horn**

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	JCC	KHA	FEB. 2023	061179110	1 OF 2

OWNER:  
The Parks at Legacy  
Homeowners' Association, Inc.  
c/o Neighborhood Management,  
Inc. 1024 S. Greenville Avenue,  
Suite 230, Allen, TX 75002  
Ph: 214.387.3993  
Contact: Clint Richardson

ENGINEER:  
Kimley-Horn and Associates, Inc.  
6160 Warren Parkway, Suite 210  
Frisco, Texas 75034  
Ph: 972.335.3580  
Contact: Marissa Volk, P.E.

OWNER'S DEDICATION

STATE OF TEXAS       §

COUNTY OF DENTON   §

WHEREAS, THE PARKS AT LEGACY HOMEOWNERS' ASSOCIATION, INC., is the owner of a tract of land situated in the L. Netherly Survey, Abstract No. 962, Town of Prosper, Denton County, Texas, and being all of Lot 10X, Block B of Hills at Legacy Phase 1, an addition to the Town of Prosper, Denton County and Collin County, Texas, according to the Final Plat thereof recorded in Document No. 2017-212 of the Plat Records of Denton County, Texas and recorded in Volume 2017, Page 367 of the Plat Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod with plastic cap stamped "KHA" set for the north corner of said Lot 10X, being on the easterly right-of-way line of Legacy Drive, a variable width right-of-way, same being on the westerly line of a called 78.483 acre tract of land describe in a deed to Legacy and First LP, recorded in Instrument No. 20200618000919920 of the Official Public Records of Collin County, Texas;

THENCE South 00°05'24" West, departing the easterly right-of-way line of said Legacy Drive, along the easterly line said Lot 10X and along the westerly line of said 78.483 acre tract, a distance of 374.62 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the northeast corner of Lot 9, Block B of said Hills at Legacy, Phase 1, same being the southeast corner of said Lot 10X;

THENCE North 89°54'35" West, departing the westerly line of said 78.483 acre tract, along the southerly line of said Lot 10X , the northerly line of said Lot 9 and the northerly line of Lot 8, Block B of said Hills at Legacy, Phase 1, a distance of 141.86 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the northerly northwest corner of said Lot 8, same being at the beginning of a non-tangent curve to the right with a radius of 1,485.00 feet, a central angle of 08°25'32", and a chord bearing and distance of South 36°23'29" West, 218.18 feet;

THENCE along the common line of said Lot 10X, said Lot 8 and Lots 1 thru 7, Block B of said Hills at Legacy, Phase 1, the following courses and distances:

In a southwesterly direction, with said non-tangent curve to the right, an arc distance of 218.37 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the end of said curve;

South 40°36'14" West, a distance of 358.31 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the south end of a corner clip at the intersection of the northerly right-of-way line of Scarlet Drive, a 60-foot wide right-of-way, with the easterly right-of-way line of said Legacy Drive, same being the westernmost southwest corner of said Lot 1;

THENCE North 04°24'11" West, departing the northerly right-of-way line of said Scarlet Drive, along the southerly line of said Lot 10X and along said corner clip, a distance of 35.36 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the southwest corner of said Lot 10X and the north end of said corner clip, same being on the easterly right-of-way line of said Legacy Drive;

THENCE North 40°36'14" East, along the easterly right-of-way line of said Legacy Drive and along the westerly line of said Lot 10X, a distance of 333.31 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the left with a radius of 1,460.00 feet, a central angle of 24°01'51", and a chord bearing and distance of North 28°35'19" East, 607.87 feet;

THENCE in a northeasterly direction, continuing along the easterly right-of-way line of said Legacy Drive and the westerly line of said Lot 10X, with said tangent curve to the left, an arc distance of 612.35 feet to the POINT OF BEGINNING and containing 0.963 of an acre (41,967 square feet) of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT THE PARKS AT LEGACY HOMEOWNERS' ASSOCIATION, INC. acting herein by and through its duly authorized officers, does hereby certify and adopt this plat designating the herein above described property as HILLS AT LEGACY, PHASE 1, BLOCK B, LOTS 10XR & 11X, an addition to the Town of Prosper, and does hereby dedicate to the public use forever, the streets and alleys shown thereon. THE PARKS AT LEGACY HOMEOWNERS' ASSOCIATION, INC. does 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 for the public use forever for the purposes indicated 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.
- 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 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.

WITNESS, my hand, this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

BY: THE PARKS AT LEGACY HOMEOWNERS' ASSOCIATION, INC.  
a Texas non-profit corporation

By: \_\_\_\_\_  
Authorized Signature

\_\_\_\_\_  
Printed Name and Title

STATE OF TEXAS       §

COUNTY OF \_\_\_\_\_ §

Before me, the undersigned authority, on this day personally appeared \_\_\_\_\_, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration expressed and in the capacity therein stated.

Given under my hand and seal of office on this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
Notary Public In And For The State Of Texas

\_\_\_\_\_  
Printed Name

KNOW ALL MEN BY THESE PRESENTS:

That I, Sylviana Gunawan, 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 Regulations of the Town of Prosper, Texas.

SYLVIANA GUNAWAN  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 6461  
6160 WARREN PARKWAY, SUITE 210  
FRISCO, TEXAS 75034  
PH. 972-335-3580  
sylviana.gunawan@kimley-horn.com

PRELIMINARY  
THIS DOCUMENT SHALL  
NOT BE RECORDED FOR  
ANY PURPOSE AND  
SHALL NOT BE USED OR  
VIEWED OR RELIED  
UPON AS A FINAL  
SURVEY DOCUMENT

STATE OF TEXAS       §

COUNTY OF COLLIN   §

Before me, the undersigned authority, on this day personally appeared Sylviana Gunawan, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration expressed and in the capacity therein stated.

GIVEN under my hand and seal of office on this the \_\_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
Notary Public in and for The State of Texas

\_\_\_\_\_  
Printed Name

CERTIFICATE OF APPROVAL

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2023 by the Planning & Zoning Commission of the Town of Prosper, Texas.

\_\_\_\_\_  
Engineering Department

\_\_\_\_\_  
Town Secretary

\_\_\_\_\_  
Development Services Department

REPLAT  
HILLS AT LEGACY  
PHASE 1,  
BLOCK B, LOT 10XR & 11X

0.963 ACRE

L. NETHERLY SURVEY, ABSTRACT NO. 962

TOWN OF PROSPER,  
DENTON COUNTY, TEXAS  
TOWN OF PROSPER CASE #DEVAPP-23-0018

Kimley»Horn

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	JCC	KHA	FEB. 2023	061179110	2 OF 2
OWNER: The Parks at Legacy Homeowners' Association, Inc. c/o Neighborhood Management, Inc. 1024 S. Greenville Avenue, Suite 230, Allen, TX 75002 Ph: 214.387.3993 Contact: Clint Richardson					
ENGINEER: Kimley-Horn and Associates, Inc. 6160 Warren Parkway, Suite 210 Frisco, Texas 75034 Ph: 972.335.3580 Contact: Marissa Volk, P.E.					