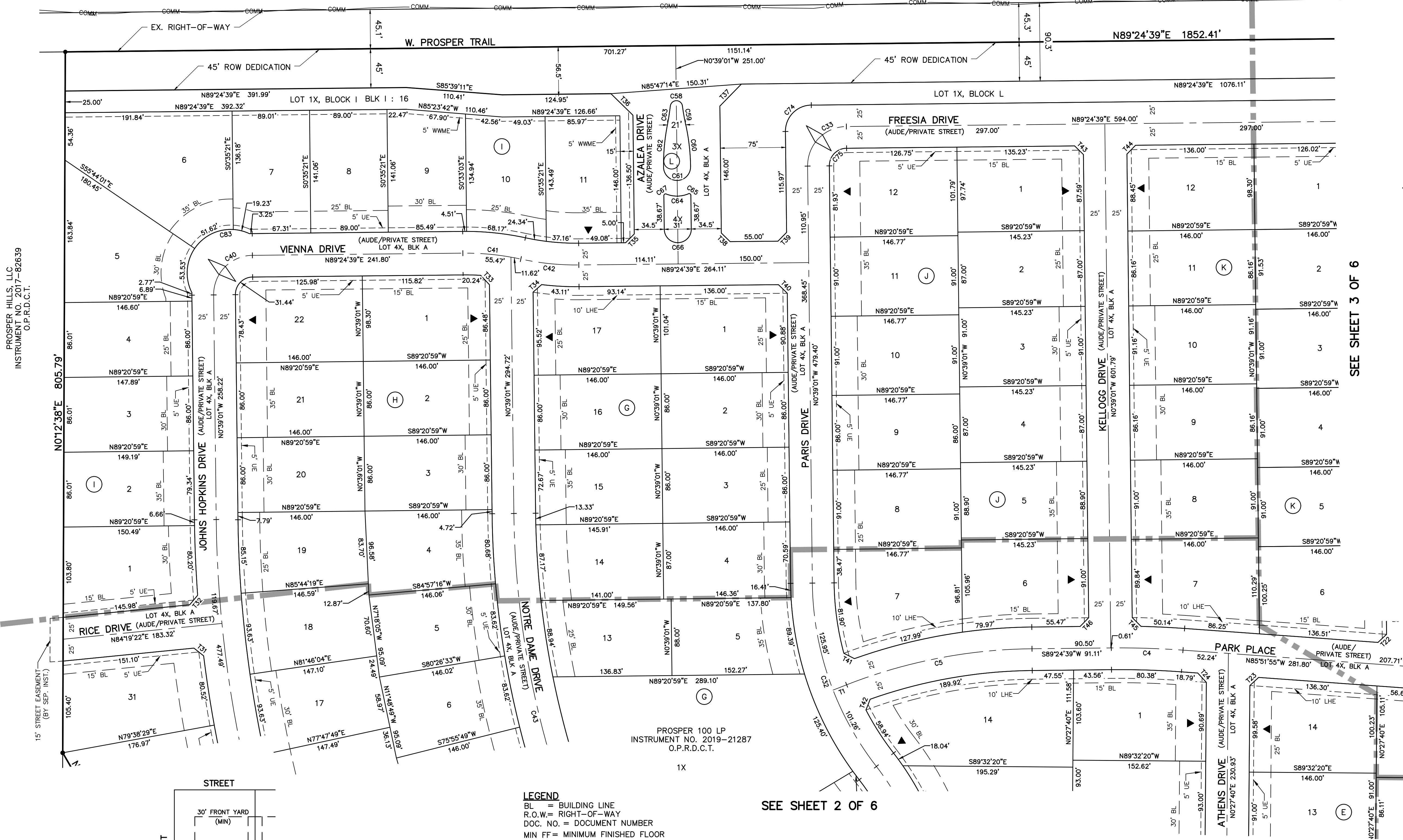


PROSPER ROAD COMMUNITY PARK
BLOCK A, LOTS 1 AND 2
INSTRUMENT NO. 2015-8
P.R.D.C.T.

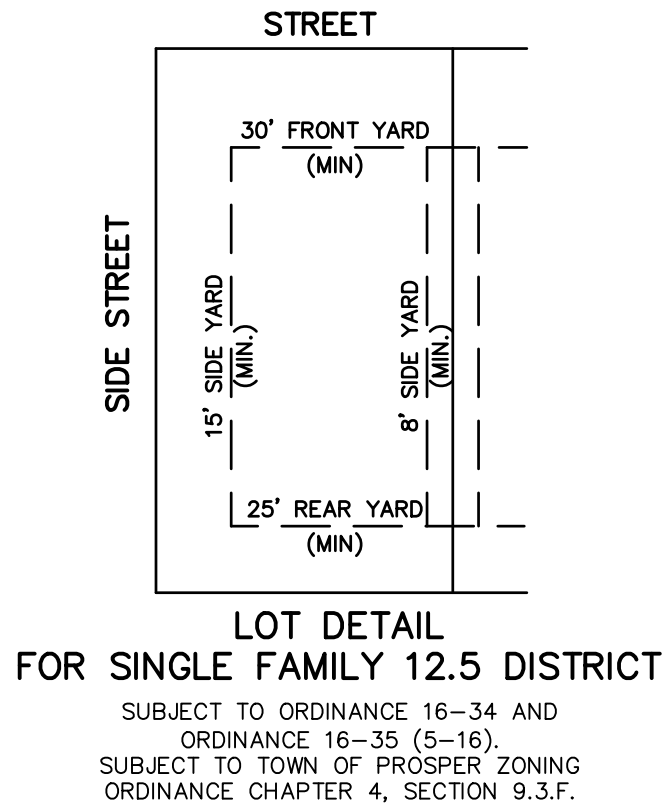
BLOCK A, LOT 1

PROSPER ROAD COMMUNITY PARK
BLOCK A, LOTS 1 AND 2
INSTRUMENT NO. 2015-8
P.R.D.C.T.



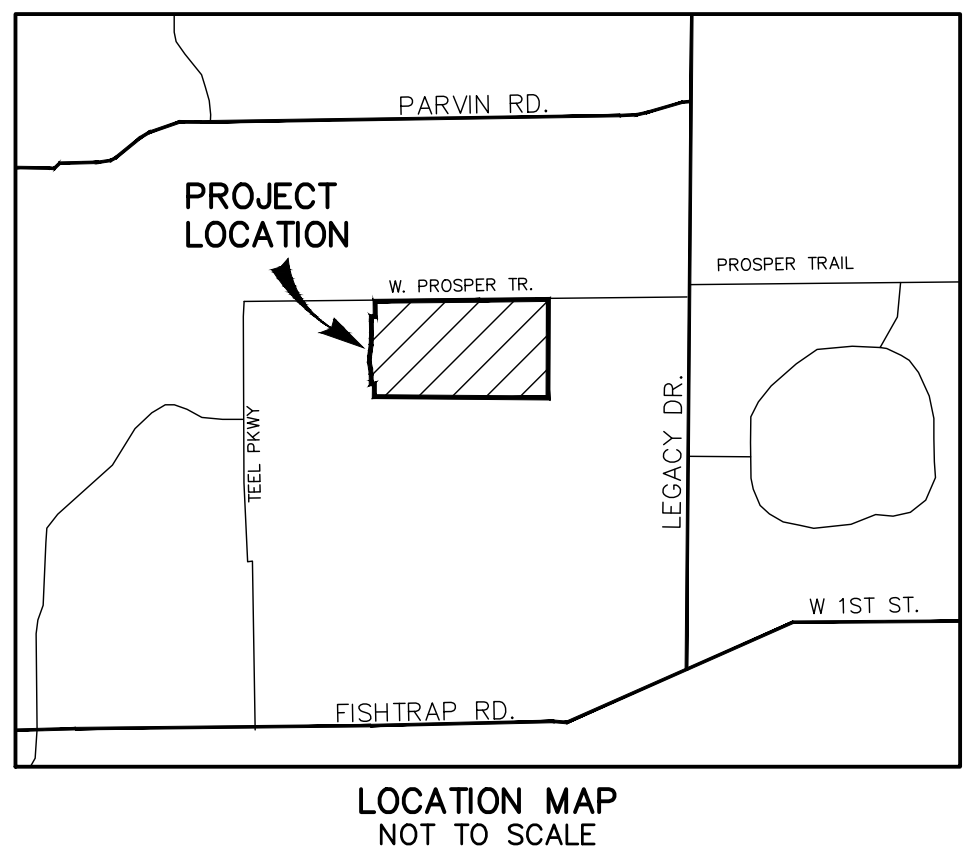
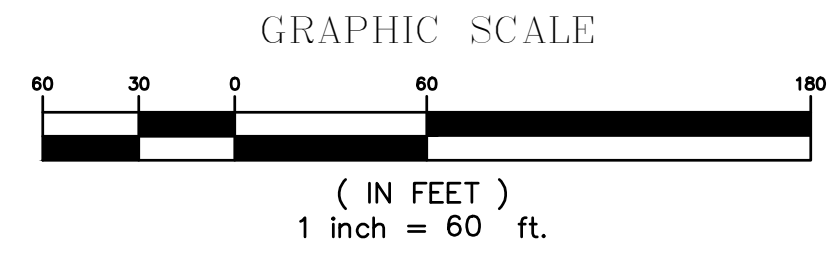
PROSPER HILLS, LLC
INSTRUMENT NO. 2017-82639
O.P.R.D.C.T.

PROSPER 100 LP
INSTRUMENT NO. 2019-21287
O.P.R.D.C.T.



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 - ◇ = DENOTES STREET NAME CHANGE
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SEE SHEET 2 OF 6



206 RESIDENTIAL LOTS
19 COMMON AREA LOTS
98.241 ACRES
206 TYPE "B" LOTS OF 12,500 SF MIN.
PD-66; SINGLE FAMILY-ZONING ORDINANCE #14-31
D22-0058
FINAL PLAT
PARK PLACE

AN ADDITION TO THE TOWN OF PROSPER
A 98.241 ACRE TRACT OF LAND IN THE
L. NEATHERLY SURVEY, ABSTRACT NO. 962
S. DURRETT SURVEY, ABSTRACT NO. 350,
A. ROBERTS SURVEY, ABSTRACT NO. 1115,
IN THE
TOWN OF PROSPER,
DENTON COUNTY, TEXAS
JULY 2023 SCALE: 1"=60'

OWNER/DEVELOPER
PROSPER 100 LP
826 MANGO CT.
COPPELL, TEXAS 75019
CONTACT: VIJAY BORRA
PH: 972-304-0506
PLANNER/ENGINEER

**PAPE-DAWSON
ENGINEERS**

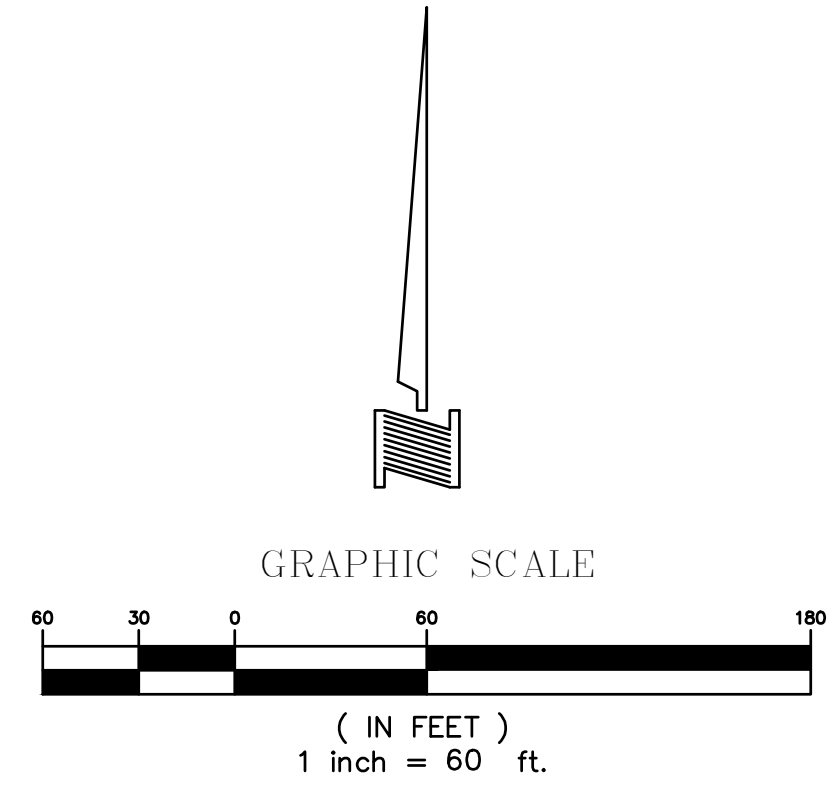
6105 TENNISON PKWY, STE 210 | PLANO, TX 75024 | 214.420.8494
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10194390

NOTES

- DEVELOPER TO INSTALL ALL SIDEWALKS ALONG R.O.W. FRONTAGE OF HOA LOTS.
- ALL DEVELOPMENT WILL COMPLY WITH ALL ZONING AND SUBDIVISION ORDINANCE REQUIREMENTS.
- LOTS 1X, 2X, 3X AND 4X, BLOCK A, LOT 1X, BLOCK B, LOT 1X, BLOCK C, LOT 1X, BLOCK D, LOT 1X, BLOCK E, LOT 1X, BLOCK F, LOT 1X, BLOCK G, LOT 1X, BLOCK H, LOT 1X, BLOCK I, LOT 1X, BLOCK J, LOT 1X, BLOCK K, LOTS 1X, 2X, 3X AND 4X, BLOCK L AND LOT 1X, BLOCK M TO BE OWNED AND MAINTAINED BY THE HOA.
- SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF TOWN

- ORDINANCE AND STATE LAW AND IS SUBJECT TO A FINE AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
- BASIS OF BEARINGS DERIVED FROM THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD83, TEXAS NORTH CENTRAL ZONE, (4202).
 - ALL LOT CORNERS SHALL BE MONUMENTED WITH A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "RPLS 5674", UNLESS OTHERWISE NOTED.
 - "X" CUTS SET IN CONCRETE STREET PAVING AT ALL INTERSECTIONS AND POINTS OF CURVATURE.
 - ALL LOTS SIDING OR BACKING A PUBLIC PARK, PUBLIC HIKE & BIKE TRAIL OR TOWN THOROUGHFARE SHALL HAVE A DECORATIVE METAL FENCE.

- LANDSCAPE EASEMENTS SHALL REMAIN EXCLUSIVE OF ALL OTHER TYPES OF EASEMENTS UNLESS APPROVED BY TOWN COUNCIL.
- THIS PLAT IS SUBJECT TO ADDITIONAL ZONING STANDARDS OUTLINED IN ORDINANCE 15-55.
- LOTS IN THIS PHASE ARE SUBJECT TO IMPACT FEE ORDINANCE 17-14.
- EXISTING 100-YR FULLY DEVELOPED FLOODPLAIN PER STUDY BY DAA DATED APRIL 2020.
- DISTANCES SHOWN ALONG CURVES STATE SAID CURVES ARC LENGTH AND ITS RADIUS IS CONCENTRIC TO THE ROAD CENTERLINE UNLESS OTHERWISE NOTED.



WARNING!!!
EXISTING UNDERGROUND
UTILITIES. FIELD VERIFY
LOCATION PRIOR TO
CONSTRUCTION OR
EXCAVATION!
CALL: TEXAS 811

 **Know what's below.
Call before you dig.**

LEGEND

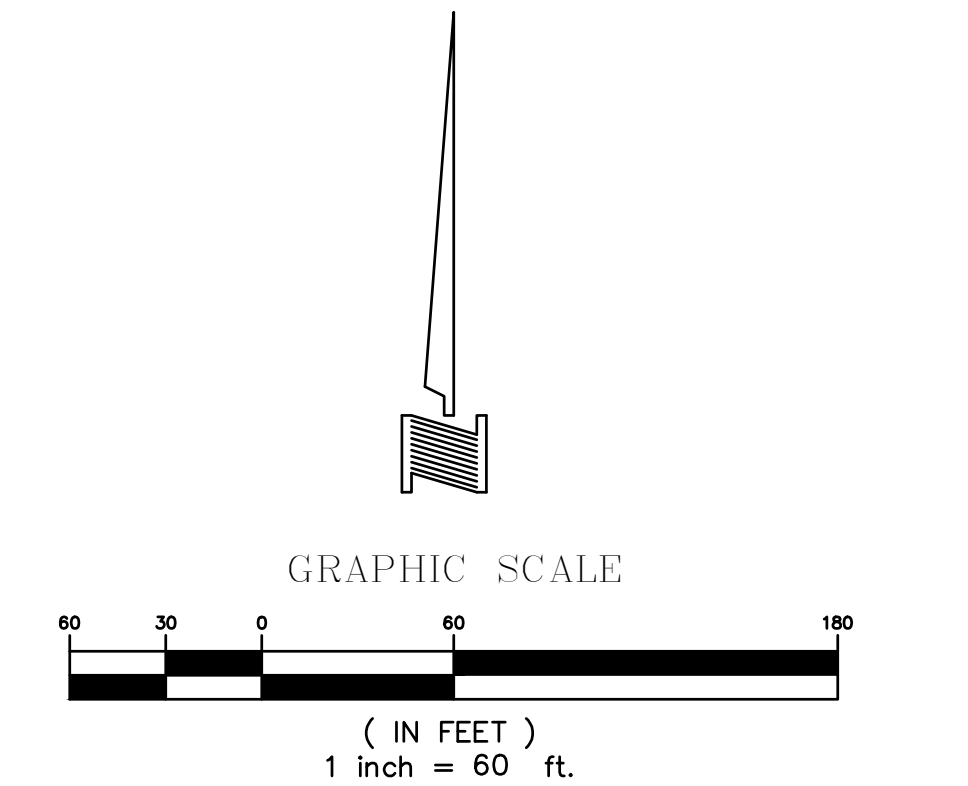
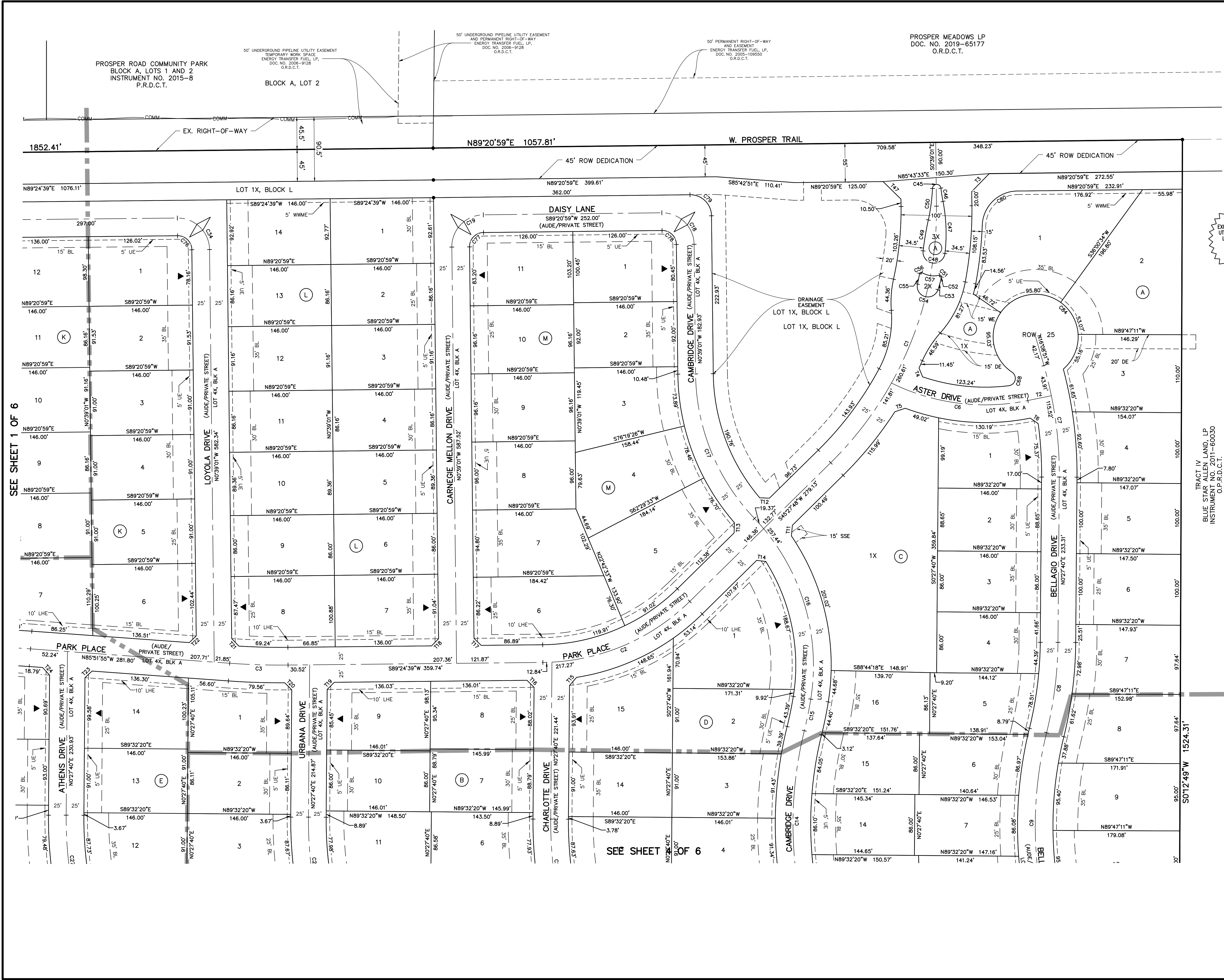
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19 COMMON AREA LOTS
98.241 ACRES
206 TYPE "B" LOTS OF 12,500 SF MIN.
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D22-0058
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PARK PLACE
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826 MANGO CT.
COPELL, TEXAS 75019
CONTACT: VIJAY BORRA
PH: 972-304-0506
PLANNER/ENGINEER

**PAPE-DAWSON
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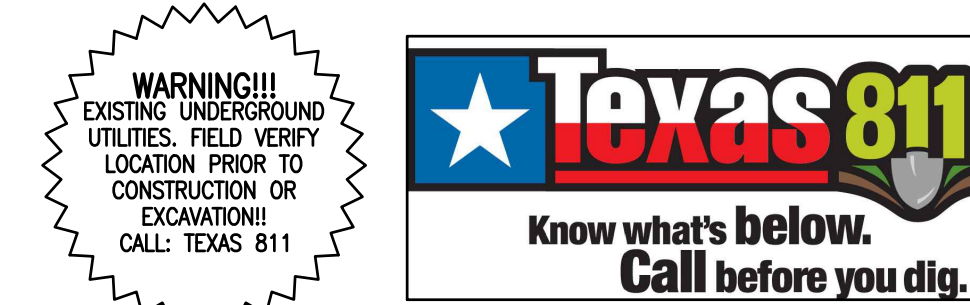
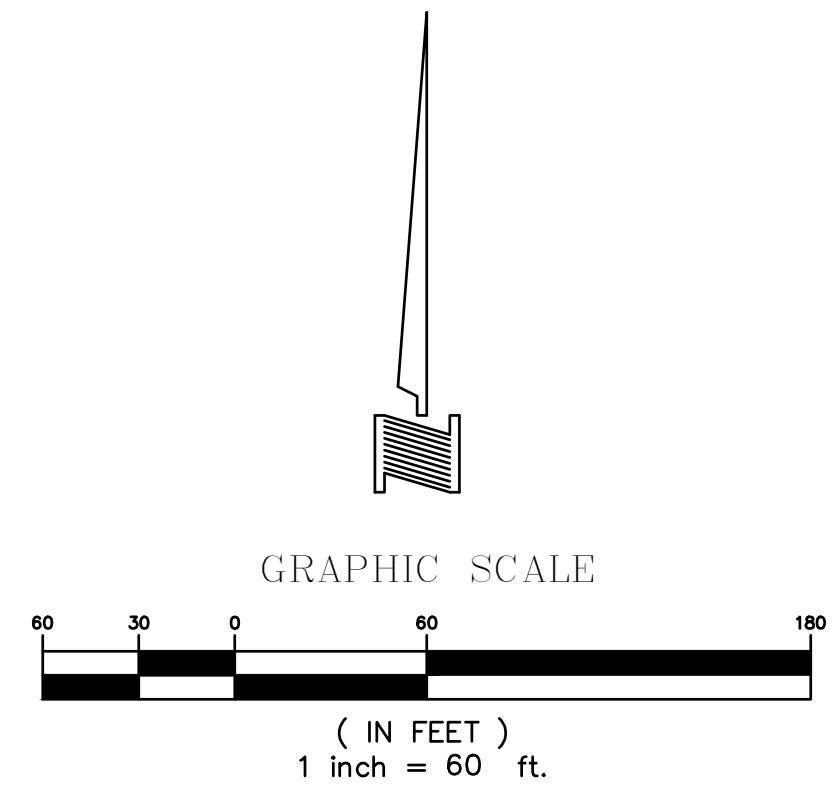
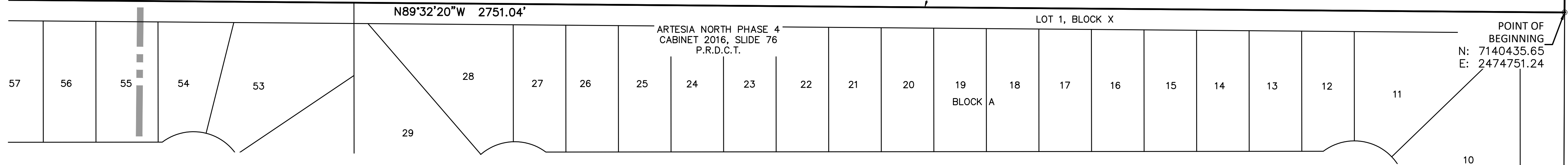
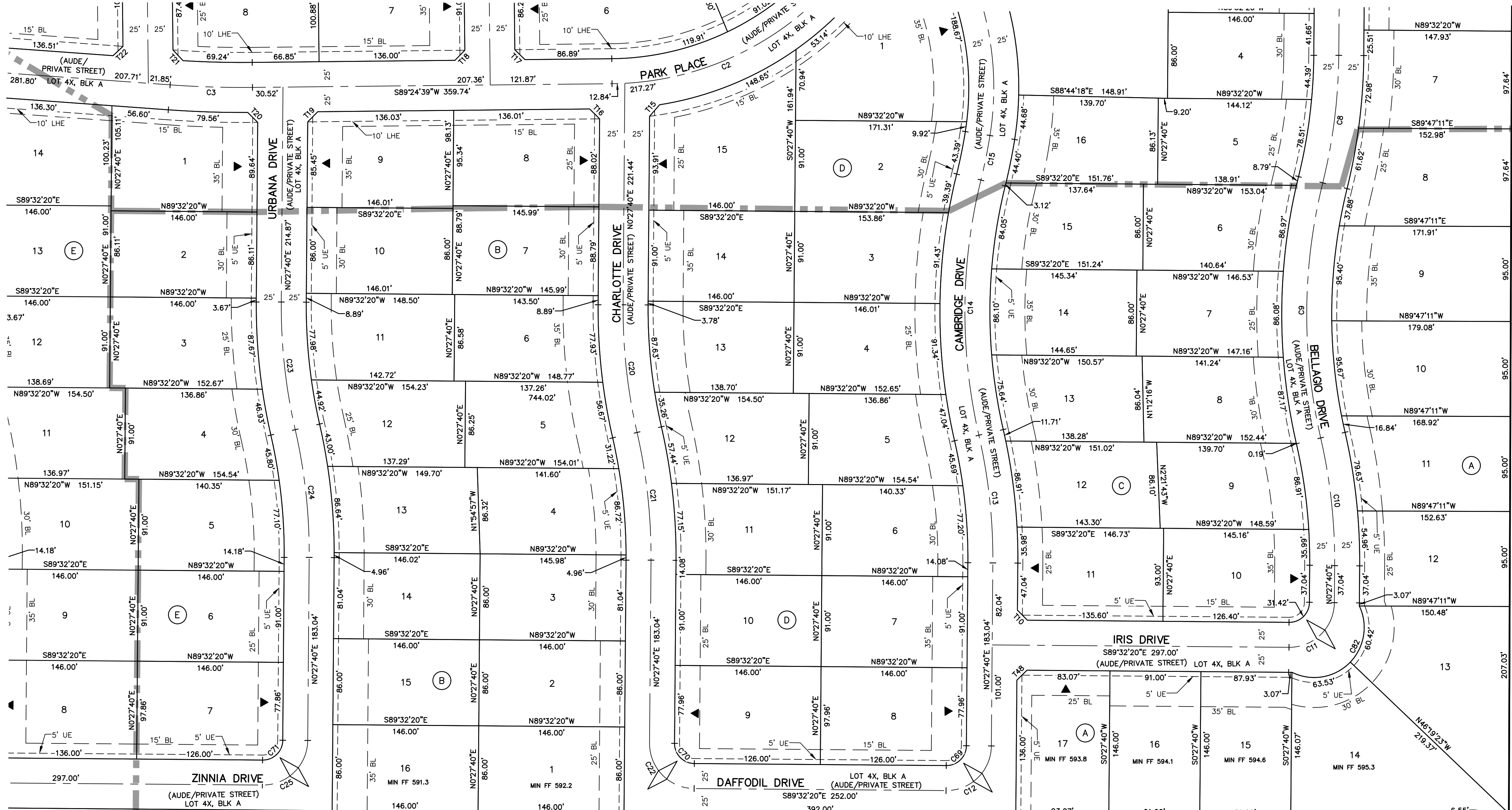
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SEE SHEET 1 OF 6

SEE SHEET 2 OF 6

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SEE SHEET 3 OF 6



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LOT AREA TABLE			
LOT	BLOCK	AREA (SF)	AREA (AC)
1	A	26199	0.60
2	A	25084	0.58
3	A	17152	0.39
4	A	14913	0.34
5	A	14728	0.34
6	A	14771	0.34
7	A	14623	0.34
8	A	15815	0.36
9	A	16810	0.39
10	A	16669	0.38
11	A	15166	0.35
12	A	14318	0.33
13	A	20364	0.47
14	A	21499	0.49
15	A	13286	0.31
16	A	13286	0.31
17	A	13538	0.31

LOT AREA TABLE			
LOT	BLOCK	AREA (SF)	AREA (AC)
1	B	12556	0.29
2	B	12556	0.29
3	B	12556	0.29
4	B	12505	0.29
5	B	12522	0.29
6	B	12561	0.29
7	B	12962	0.30
8	B	14065	0.32
9	B	14082	0.32
10	B	12557	0.29
11	B	12708	0.29
12	B	12580	0.29
13	B	12659	0.29
14	B	12556	0.29
15	B	12556	0.29
16	B	12556	0.29
17	B	13528	0.31
18	B	12556	0.29
19	B	12556	0.29
20	B	12649	0.29
21	B	12795	0.29
22	B	12550	0.29
23	B	12551	0.29
25	B	22942	0.53
26	B	15112	0.35
27	B	13008	0.30
28	B	12885	0.30
29	B	12905	0.30
30	B	14339	0.33
31	B	16356	0.38

HOA LOT AREA TABLE			
LOT	BLOCK	AREA (SF)	AREA (AC)
1X	A	20613	0.47
1X	C	55466	1.27
14	F	22697	0.52
2X	G	14690	0.34
1X	G	57566	1.32
4X	L	1589	0.04

LOT AREA TABLE			
LOT	BLOCK	AREA (SF)	AREA (AC)
1	C	13751	0.32
2	C	12943	0.30
3	C	12556	0.29
4	C	12528	0.29
5	C	12667	0.29
6	C	12533	0.29
7	C	12537	0.29
8	C	12532	0.29
9	C	12501	0.29
10	C	13514	0.31
11	C	13505	0.31
12	C	12561	0.29
13	C	12517	0.29
14	C	12571	0.29
15	C	12526	0.29
16	C	12558	0.29

LOT AREA TABLE			
LOT	BLOCK	AREA (SF)	AREA (AC)
1	D	22534	0.52
2	D	14832	0.34
3	D	13534	0.31
4	D	13479	0.31
5	D	13261	0.30
6	D	13141	0.30
7	D	13286	0.31
8	D	14217	0.33
9	D	14217	0.33
10	D	13286	0.31
11	D	13418	0.31
12	D	13225	0.30
13	D	13074	0.30
14	D	13286	0.31
15	D	18353	0.42

LOT AREA TABLE			
LOT	BLOCK	AREA (SF)	AREA (AC)
1	E	14729	0.34
2	E	12572	0.29
3	E	13480	0.31
4	E	13262	0.30
5	E	13142	0.30
6	E	13286	0.31
7	E	14202	0.33
8	E	14238	0.33
9	E	13286	0.31
10	E	13418	0.31
11	E	13224	0.30
12	E	13074	0.30
13	E	13286	0.31
14	E	15267	0.35

LOT AREA TABLE			
LOT	BLOCK	AREA (SF)	AREA (AC)
1	F	15756	0.36
2	F	14194	0.33
3	F	13538	0.31
4	F	14293	0.33
5	F	13270	0.30
6	F	13431	0.31
7	F	14397	0.33
8	F	14368	0.33
9	F	13433	0.31
10	F	13811	0.32
11	F	13565	0.31
12	F	13864	0.32
13	F	15319	0.35
14	F	22697	0.52

LOT AREA TABLE			
LOT	BLOCK	AREA (SF)	AREA (AC)
1	G	14690	0.34
2	G	12556	0.29
3	G	12556	0.29
4	G	12704	0.29
5	G	12605	0.29
6	G	17245	0.40
7	G	13061	0.30
8	G	12998	0.30
9	G	13564	0.31
10	G	14392	0.33
11	G	13499	0.31
12	G	15169	0.35
13	G	12659	0.29
14	G	12536	0.29
15	G	12556	0.29
16	G	12556	0.29
17	G	14790	0.34

LOT AREA TABLE			
LOT	BLOCK	AREA (SF)	AREA (AC)
1	H	14273	0.33
2	H	12556	0.29
3	H	12556	0.29
4	H	13227	0.30
5	H	12992	0.30
6	H	12990	0.30
7	H	12988	0.30
8	H	12987	0.30
9	H	12908	0.30
10	H	13953	0.32
11	H	14642	0.34
12	H	15220	0.35
13	H	13532	0.31
14	H	13074	0.30
15	H	13058	0.30
16	H	13040	0.30
17	H	13023	0.30
18	H	13006	0.30
19	H	12962	0.30
20	H	12556	0.29
21	H	12556	0.29
22	H	14277	0.33

LOT AREA TABLE			
LOT	BLOCK	AREA (SF)	AREA (AC)
1	I	14741	0.34
2	I	12886	0.30
3	I	12774	0.29
4	I	12663	0.29
5	I	16426	0.38
6	I	21984	0.50
7	I	12500	0.29
8	I	12554	0.29
10	I	12512	0.29
11	I	12532	0.29

LOT AREA TABLE			
LOT	BLOCK	AREA (SF)	AREA (AC)
1	J	14134	0.32
2	J	12635	0.29
3	J	13216	0.30
4	J	12635	0.29
5	J	12911	0.30
6	J	14743	0.34
7	J	16006	0.37
8	J	13356	0.31
9	J	12622	0.29
10	J	13356	0.31
11	J	13356	0.31
12	J	14866	0.34

LOT AREA TABLE			
LOT	BLOCK	AREA (SF)	AREA (AC)
1	K	14254	0.33
2	K	13363	0.31
3	K	13286	0.31
4	K	13286	0.31
5	K	13286	0.31
6	K	15479	0.36
7	K	15196	0.35
8	K	13286	0.31
9	K	12580	0.29
10	K	13310	0.31
11	K	12580	0.29
12	K	14313	0.33

LOT AREA TABLE			
LOT	BLOCK	AREA (SF)	AREA (AC)
1	L	13532	0.31
2	L	12580	0.29
3	L	13310	0.31
4	L	12580	0.29
5	L	13047	0.30
6	L	12556	0.29
7	L	14689	0.34
8	L	14582	0.33
9	L	12556	0.29
10	L	13047	0.30
11	L	12580	0.29
12	L	13310	0.31
13	L	12580	0.29
14	L	13555	0.31

LOT AREA TABLE			
LOT	BLOCK	AREA (SF)	AREA (AC)
1	M	14579	0.33
2	M	13432	0.31
3	M	15185	0.35
4	M	17341	0.40
5	M	22345	0.51
6	M	18485	0.42
7	M	15662	0.36
8	M	14016	0.32
9	M	14040	0.32
10	M	14040	0.32
11	M	14982	0.34

ROADWAY LINE TABLE		
LINE	BEARING	DISTANCE
T1	S68°34'55"W	16.79'
T2	N78°25'37"E	33.96'

LOT LINE TABLE		
LINE	BEARING	LENGTH
T3	N44°22'49"E	35.36'
T4	N22°17'06"W	13.40'
T5	N71°43'26"E	15.44'
T6	S55°14'18"E	13.66'
T10	N44°32'20"W	14.14'
T11	N51°20'08"E	15.26'
T12	N87°57'52"W	13.75'
T13	S1°44'49"W	14.47'
T14	S83°14'34"E	12.81'
T15	N40°58'31"E	15.22'
T16	S45°03'33"E	14.01'
T17	N45°37'11"W	14.15'
T18	S44°24'39"W	14.13'
T19	N44°55'53"E	14.27'
T20	S45°01'30"E	14.02'
T21	N43°20'50"W	14.70'
T22	S46°38'01"W	13.56'
T23	N47°14'06"E	13.70'
T24	S42°38'49"E	14.60'
T25	N44°32'20"W	14.14'
T26	S45°27'40"W	14.14'
T27	S44°32'20"E	14.14'
T28	S45°27'40"W	14.14'
T29	N44°32'20"W	14.14'
T30	S45°27'40"W	14.14'
T31	S51°16'09"E	14.29'
T32	S39°57'28"W	14.30'
T33	S42°59'25"E	14.78'
T34	N48°37'15"E	13.05'
T35	S44°22'49"W	14.13'

LOT LINE TABLE		
LINE	BEARING	LENGTH
T36	S45°38'43"E	35.39'
T37	N44°22'49"E	35.34'
T38	N45°37'11"W	14.15'
T39	S44°22'49"W	14.13'
T40	S45°37'11"E	14.15'
T41	N62°56'41"W	13.64'
T42	N21°31'38"E	13.35'
T43	S45°37'11"E	14.15'
T44	N44°22'49"E	14.13'
T45	N44°47'26"W	14.35'
T46	S44°22'49"W	14.13'
T47	S45°39'01"E	35.36'
T48	N45°27'40"E	14.14'

ROADWAY CURVE TABLE					
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C1	46°06'49"	500.00'	212.82'	402.42'	S22°24'24"W 391.64'
C2	43°56'51"	300.00'	121.05'	230.11'	S67°26'14"W 224.51'
C3	4°43'26"	1000.00'	41.25'	82.45'	N88°13'38"W 82.42'
C4	4°43'26"	1000.00'	41.25'	82.45'	N88°13'38"W 82.42'
C5	20°49'44"	600.00'	110.28'	218.12'	S78°59'47"W 216.92'
C6	37°44'46"	300.00'	102.56'	197.64'	S82°42'00"E 194.08'
C7	16°36'31"	550.00'	80.28'	159.43'	N07°50'36"W 158.87'
C8	13°24'43"	550.00'	64.67'	128.75'	N07°10'02"E 128.45'
C9	26°49'26"	550.00'	131.15'	257.49'	N00°27'40"E 255.15'
C10	13°24'43"	550.00'	64.67'	128.75'	N06°14'42"W 128.45'
C11	90°00'00"	45.00'	45.00'	70.69'	N45°27'40"E 63.64'
C12	90°00'01"	45.00'	45.00'	70.69'	N45°27'40"E 63.64'
C13	13°24'43"	550.00'	64.67'	128.75'	N06°14'42"W 128.45'
C14	26°49'26"	550.00'	131.15'	257.49'	N00°27'40"E 255.15'
C15	4°44'06"	550.00'	22.74'	45.45'	N11°30'20"E 45.44'
C16	52°52'01"	300.00'	149.14'	276.81'	N17°17'44"W 267.09'
C17	43°04'43"	300.00'	118.41'	225.56'	N22°11'22"W 220.28'
C18	90°00'00"	45.00'	45.00'	70.69'	N45°39'01"W 63.64'
C19	90°00'00"	45.00'	45.00'	70.69'	S44°32'20"E 63.64'
C20	13°24'43"	550.00'	64.67'	128.75'	N06°14'42"W 128.45'
C21	13°24'43"	550.00'	64.67'	128.75'	N06°14'42"W 128.45'
C22	90°00'00"	45.00'	45.00'	70.69'	S44°32'20"E 63.64'
C23	13°24'43"	550.00'	64.67'	128.75'	N06°14'42"W 128.45'
C24	13°24'43"	550.00'	64.67'	128.75'	N06°14'42"W 128.45'
C25	90°00'00"	45.00'	45.00'	70.69'	N45°27'40"E 63.64'
C26	13°24'43"	550.00'	64.67'	128.75'	N06°14'42"W 128.45'
C27	13°24'43"	550.00'	64.67'	128.75'	N06°14'42"W 128.45'
C28	90°00'00"	45.00'	45.00'	70.69'	S44°32'20"E 63.64'
C29	12°52'54"	300.00'	33.87'	67.45'	N55°58'47"W 67.31'
C30	8°38'18"	892.00'	67.37'	134.48'	N08°06'05"W 134.36'

OWNERS CERTIFICATE

STATE OF TEXAS §
COUNTY OF DENTON §

WHEREAS Prosper 100, LP are owners of a tract of land located in the J. DURRETT SURVEY, ABSTRACT NO. 350 and the L. NETHERLY SURVEY, ABSTRACT NO. 962, Denton County, Texas, and being part of a tract of land conveyed in Deed to Prosper 100 LP, according to the document of record filed in Instrument No. 2019–21287, Official Public Records, Denton County, Texas (O.P.R.C.C.T.), and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with a yellow cap stamped "DAA" found on the west line of a tract of land described in Deed to Tract IV to Blue Star Allen Land, LP, recorded in Instrument No. 2011–60030, O.P.R.C.C.T., at the common southeast corner of said Prosper 100 LP tract and the northeast corner of Lot 1, Block X, ARTESIA NORTH PHASE 4, an Addition to the Town of Prosper, Denton County, Texas, according to the Plat of record filed in Cabinet 2016, Slide 76, Plat Records, Denton County, Texas (P.R.C.C.T.);

THENCE N 89° 32' 20" W, along the south line of said Prosper 100 LP tract, a distance of 2,751.04 feet to a 5/8" iron rod with a yellow cap stamped "RPLS 5674" set on the north line of Lot 3, Block X, ARTESIA NORTH PHASE 2, an Addition to the Town of Prosper, Denton County, Texas, according to the Plat of record filed in Cabinet 2017, Slide 164, P.R.C.C.T.;

THENCE Leaving said south line, over and across said Prosper 100 LP tract, the following courses and distances:

N 00° 27' 40" E, a distance of 243.63 feet to a 5/8" iron rod with a yellow cap stamped "RPLS 5674" set;

N 15° 53' 05" W, a distance of 74.81 feet to a 5/8" iron rod with a yellow cap stamped "RPLS 5674" set;

N 20° 33' 12" W, a distance of 93.06 feet to a 5/8" iron rod with a yellow cap stamped "RPLS 5674" set;

N 19° 11' 38" W, a distance of 92.93 feet to a 5/8" iron rod with a yellow cap stamped "RPLS 5674" set;

N 15° 33' 55" W, a distance of 92.94 feet to a 5/8" iron rod with a yellow cap stamped "RPLS 5674" set;

N 30° 13' 29" W, a distance of 98.75 feet to a 5/8" iron rod with a yellow cap stamped "RPLS 5674" set on the common west line of said Prosper 100 LP tract and the east line of a tract of land conveyed in Deed to Prosper Hills, LLC, according to the document of record filed in Instrument No. 2017–82639, O.P.R.C.C.T.;

THENCE N 00° 12' 38" E, along the common line of said Prosper 100 LP tract and said Prosper Hills LLC tract, passing at a distance of 786.64 feet a 1/2" iron rod found and continuing in all for a total distance of 805.79 feet to a 1/2" iron rod found at the common northwest corner of said Prosper 100 LP tract and the northeast corner of said Prosper Hills LLC tract;

THENCE N 89° 24' 38" E, along the north line of said Prosper 100 LP tract, a distance of 1,852.41 feet to a 1/2" iron rod found at the southeast corner of a tract of land conveyed in Deed to Prosper Meadows LP, according to the document of record filed in Instrument No. 2019–65177, O.P.R.C.C.T.;

THENCE N 89° 20' 59" E, along the common north line of said Prosper 100 LP tract and the south line of said Prosper Meadows LP tract, a distance of 1,057.81 feet to a 5/8" iron rod with a yellow cap stamped "RPLS 5674" set at the common northeast corner of said Prosper 100 LP tract and the northwest corner of the above mentioned Tract IV;

THENCE S 00° 12' 49" W, along the common east line of said Prosper 100 LP tract and the west line of said Tract IV, a distance of 1,524.31 feet to the POINT OF BEGINNING, and containing 98.241 acres of land, more or less.

NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS:

THAT PROSPER 100, LP acting herein by and through its duly authorized officers, does hereby certify and adopt this plat designated the herein above described property as (Subdivision Name), an addition to the Town of Prosper. The streets and alleys shown on this plat as are for the use and benefit of the owner of the property of this subdivision, their leases, invitees, and licensees. By acceptance of a deed conveying title to any lot in this subdivision, the owner thereof shall be deemed to have agreed and acknowledged and does certify the following:

- The street and alleys are private streets and alleys and are dedicated to the Town of Prosper. The Town has no responsibility or liability to make any repairs to such streets and alleys as long as they are private streets and alleys, except repairs made necessary by reason of installation, repair, or replacement of municipal utilities located therein or in the utility easements adjacent thereto.
- So long as such streets and alleys are private, the sole responsibility for maintenance and replacement thereof shall be borne by the owners of the lots in this subdivision and/or any homeowner's association hereafter established for the owners of lots in this subdivision (the "Association"). 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 same may be hereafter amended. This provision may be enforced by specific performance or by any other remedy allowed by law.
- Neither the property owners within this subdivision, nor the Association, nor any other association or other organization or entity representing them shall have the right to request dedication (whether by voluntary or involuntary act or omission) of such private streets and alleys to the Town unless and until the Town has inspected such streets and alleys and determined that, at the time in question, they meet the Town's standards. If the Town desires to accept a dedication of said streets and alleys, the Association, its successors or assigns, or the owners of the lots in the subdivision will may, at the owners' or the Association's expense, all repairs required by the Town to the private streets and alleys to the Town. Before dedication, all public improvements and dedications shall be free and clear of all debt, liens, and/or encumbrances.
- These easements and public use areas, as shown, are dedicated for the benefit of the owners of the property in this subdivision, their leases, invitees, and licensees use forever, for the purpose indicated on this plat.
- The provisions hereof shall be binding upon and enforceable against all property owners in this subdivision, their successors and assigns and the Association and its successors and assigns. The provisions hereof may be enforced by the Town, any property owner in the subdivision, and/or the Association.
- These covenants and restrictions shall run with the land and be binding on the owners of the property in this subdivision, their successor and assigns, the Association, its 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 and covenants in it's sole discretion. These covenants and restrictions shall terminate when all the access easements shown on this plat are included within a replat of all or part of this property and are dedicated to the Town as public streets and alleys. In addition, all modifications to this document shall be by means of plat and approved by the Town of Prosper.
- If the owner of the property in this subdivision should open the private streets to the public, such use shall be considered a temporary license only. The owners of property in this subdivision through the Association reserve the right to close the street to the public at any time prior to formal dedication of the street to the public, and the acceptance of the same by the Town.
- The owners of property in this subdivision and the Association shall allow access to the subdivision and the streets in the subdivision to all Town employees and contractors acting on behalf of the Town and all governmental service vehicles, including, without limitation, law enforcement, fire, ambulance, sanitation, inspection, and health vehicles. In addition, 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 Town's use thereof. The Town of Prosper and public utilities shall, at all time, 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 or removing all or parts of their respective systems without the necessity of procuring permission from anyone.
- The owners of property within this subdivision hereby agree and recognize that the entire subdivision is benefited by the Town allowing the owners to maintain and control access to the private streets shown hereon, and that the Town is benefited by having the value of the property enhanced for ad valorem tax purposes and not being under any covenants, the benefits shall constitute sufficient and valid consideration.
 - The owners of each lot affected by a drainage easement across the rear portion of such lot may not construct any improvements within such lot except those improvements which (a) do not impede the natural flow of water across the property affected by such drainage easement (such as swimming pools and open fences) and (b) are built in accordance with and pursuant to a building permit issued by the Town. In no event shall (Owner Name), the Town, the Association or any of their successors or assigns have any liability for any improvements built in any drainage or utility easement. Each lot owner shall build in such area at his or her own risk and shall indemnify (Owner Name), the Town, the Association and their successors and assigns against any and all losses, damages and liability arising out of or associated with the construction of improvements on such owner's lot in any drainage or utility easement.
 - 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 landscaping improvements may be placed in Landscape Easements, if approved by the Town. Landscaping may be placed in/or near other easements with Town approval. The Town and public utility entities 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 said easements. The Town of Prosper is not responsible for replacing any improvements in, under, or over any easement caused by maintenance or repair.
 - Invalidation or any word, phrase, sentence, paragraph, covenant, or restriction by court judgement or otherwise, shall not affect the validity of the other covenants or restrictions contained herein.
 - For lots adjacent to a Floodplain Only:
 - 100 Year Floodplain Easement Restriction: Construction within the floodplain may not occur until approved by the Town. (A request for construction within the floodplain easement must be accompanied with detailed engineering plans and studies indicating that no flooding will result; that no obstruction to the natural flow of water will result; and subject to all owners or the property affected by such construction becoming a party to the request.) Where construction is approved, all finished floor elevations shall be a minimum of one (1) foot above the 100–year flood elevation as determined by analyzing the ultimate build–out conditions of the entire drainage basin. Existing creeks, lakes, reservoirs, or drainage channels traversing along or across portions of this addition, will remain as an open channel at all times and will be maintained by the individual owners of the lot or lots that are traversed by the drainage courses along or across said lots. The Town will not be responsible for the maintenance and operation of said drainage ways or for the control of erosion. Each property owner shall keep the natural drainage channels traversing his/her property clean and free of debris, silt, or any substance that would result in unsanitary conditions. The Town shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the property owner to alleviate any undesirable conditions, which may occur. The Town is not obligated to maintain or assistance with maintenance of the area. The natural drainage channel, as in the case of all natural drainage channels, are subject to storm water overflow and natural bank erosion. The Town shall not be liable for damages of any nature resulting from the occurrence of these natural phenomena, nor resulting from a failure of any structure(s) within the natural drainage channels. The natural drainage channel crossing each lot is shown by the Floodway easement line as shown on the plat. If a Subdivision alters the horizontal or vertical floodplain, a FEMA Floodway map revision may be required.

DRAINAGE AND FLOODWAY EASEMENT

This plat is hereby adopted by the Owners and approved by the Town of Prosper (Called "Town") subject to the following conditions which shall be binding upon the Owners, their heirs, grantees, successors and assigns: The Portion of Block _____ as shown on the plat is called "Drainage and Floodway Easement" and is the natural drainage channel across each lot. The existing creek or creeks traversing along the Drainage and Floodway Easement within the limits of this addition, will remain as an open channel at all times and will be maintained by the owners of the lot or lots that are traversed by or adjacent to the drainage courses in the Drainage and Floodway Easement. The Town will not be responsible for the maintenance and operation of said creek or creeks or for any damage to private property or person that results from the flow of water along said creek, or for the control of erosion. No obstruction to the natural flow of storm water run–off shall be permitted by construction of any type of building, fence, or any other structure within the Drainage and Floodway Easement or the natural drainage channels, as herein above defined. Provided it is understood that in the event it becomes necessary for the Town to erect or consider erecting any type of drainage structure in order to improve the storm drainage that may be occasioned by streets and alleys in or adjacent to the subdivision, then in such event, the Town shall have the right to enter upon the Drainage and Floodway Easement at any point, or points, to investigate, survey or to erect, construct, and maintain any drainage facility deemed necessary for drainage purposes. Each property owner shall keep the natural drainage channels traversing or adjacent to his property clean and free of debris, silt, and any substance which would result in unsanitary conditions or obstruct the flow of water, and the Town shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the property owner to alleviate any undesirable conditions which may occur. The natural drainage through the Drainage and Floodway Easement, as in the case of all natural channels, are subject to storm water overflow and natural bank erosion to an extent which cannot be definitely defined. The Town shall not be held liable for any damages of any nature resulting from the occurrence of these natural phenomena, or resulting from the failure of any structure or structures, within the natural drainage channels. Building areas outside the Drainage and Floodway Easement line shall be filled to a minimum elevation as shown on the plat. The minimum floor elevation for each lot shall be as shown on the plat.

FIRE LANE EASEMENT

The undersigned covenants and agrees that he (they) shall construct upon the fire lane easements, as dedicated and shown hereon, a hard surface paved in accordance with Town standards and that he (they) shall maintain the same in a state of food repair at all times and keep the same free and clear of any structures, fenced trees, shrubs, or other improvements or obstruction, including but not limited to the parking, loading, or unloading of motor vehicles, trailers, boats, or other impediments to the access of fire apparatus. The maintenance of pavement in accordance to Town standards of the fire lane easements is the responsibility of the owner, and the owner shall post and maintain signage in accordance to Town standards in conspicuous places along the fire lanes, stating Fire Lane, No Parking. The police or their duly authorized representative is hereby authorized to cause such fire lanes and utility easements to be maintained free and unobstructed at all times for fire department and emergency use.

INDEMNIFICATION LANGUAGE

Whereby the homeowners' or property owners' association, as owner of the private streets and appurtenances, agrees to release, indemnify, defend and hold harmless the town, any governmental entity and public utility:

- For damages to the private street occasioned by the reasonable use of the private street by the town, governmental entity of public utility;
- For damages and injury (including death) arising from the condition of said private street;
- For damages and injury (including death) arising out of the use by the town, governmental entity or public utility of any restricted access gate or entrance; and
- For damages and injury (including death) arising out of any use of the subdivision by the town, governmental entity or public utility. Further, such language shall provide that all lot owners shall release the town, governmental entities and public utilities for such damages and injuries.

THE INDEMNIFICATIONS CONTAINED IN THE ABOVE LANGUAGE APPLY REGARDLESS OF WHETHER OR NOT SUCH DAMAGES AND INJURY (INCLUDING DEATH) ARE CAUSED BY THE NEGLIGENT ACT OR OMISSION OF THE TOWN, GOVERNMENTAL ENTITY OR PUBLIC UTILITY, OR THEIR REPRESENTATIVE OFFICERS, EMPLOYEES OR AGENTS.

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____.

PROSPER 100, LP
a Texas limited partnership

By: Prosper 100, LP,
a Texas corporation
Its General Partner

By: _____

Name: _____

Title: _____

STATE OF TEXAS §
COUNTY OF _____§

BEFORE me the undersigned, a Notary Public, on this day personally appeared a Texas corporation, General Partner of Blue Star Land, L.P., a Texas limited partnership known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

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

Notary Public in and for the State of Texas

SURVEYORS CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, _____, do hereby state 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.

Dated this _____ day of _____, 20____.

"PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED, VIEWED, OR RELIED UPON AS A FINAL SURVEY DOCUMENT" (RELEASE DATE: XX/XX/20XX)

Registered Professional Land Surveyor No. _____

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed and in the capacity therein stated.

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 and Zoning Commission of the Town of Prosper, Texas.

Town Secretary

Development Services Department

Engineering Department

206 RESIDENTIAL LOTS
19 COMMON AREA LOTS
98.241 ACRES
80 TYPE "B" LOTS OF 12,500 SF MIN.
PD–66; SINGLE FAMILY–ZONING ORDINANCE #14–31
D22–0058
FINAL PLAT
PARK PLACE

AN ADDITION TO THE TOWN OF PROSPER
A 98.241 ACRE TRACT OF LAND IN THE
L. NEATHERLY SURVEY, ABSTRACT NO. 962
S. DURRETT SURVEY, ABSTRACT NO. 350,
A. ROBERTS SURVEY, ABSTRACT NO. 1115,
IN THE
TOWN OF PROSPER,
DENTON COUNTY, TEXAS
JULY 2023 SCALE: 1"=60'

OWNER/DEVELOPER
PROSPER 100 LP

826 MANGO CT.

COPPELL, TEXAS 75019

CONTACT: VIJAY BORRA

PH: 972–304–0506

PLANNER/ENGINEER

PAPE-DAWSON
ENGINEERS

6105 TENNISON PKWY, STE 210 | PLANO, TX 75024 | 214.420.8494
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10194390