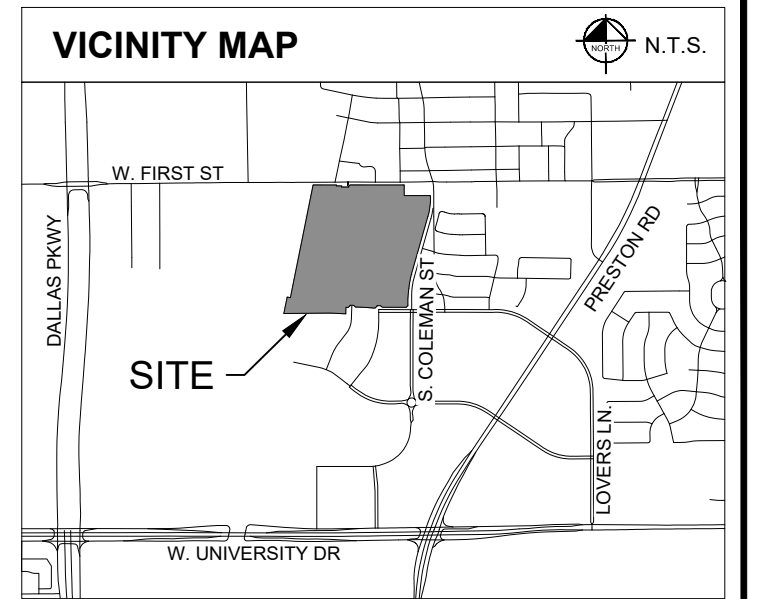
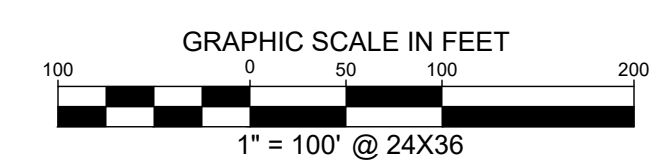
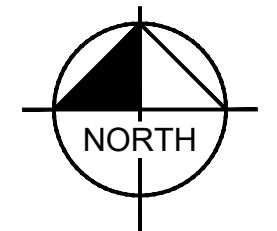


BURLINGTON NORTHERN
SANTA FE RAILROAD COMPANY



LOT TYPE	COUNT	MIN. AREA REQUIRED (SQ.FT.)
TYPE A ○	195	6,875

LEGEND	
D.R.C.C.T.	DEED RECORDS, COLLIN COUNTY, TEXAS
O.P.R.C.C.T.	OFFICIAL RECORDS, COLLIN COUNTY, TEXAS
P.R.C.C.T.	PLAT RECORDS, COLLIN COUNTY, TEXAS
CMF	CONCRETE MONUMENT FOUND
CMS	CONCRETE MONUMENT SET
IPF	IRON PIPE FOUND
IRF	IRON ROD FOUND
IRFC	IRON ROD WITH CAP FOUND
IRSC	IRON ROD WITH "KHA" CAP SET
MNF	MAG NAIL FOUND
MNS	MAG NAIL SET
XF	"X" CUT FOUND
XS	"X" CUT SET
A.E.	ACCESS EASEMENT
A.U.E.	ACCESS & UTILITY EASEMENT
B.L.	BUILDING LINE
W.M.E.	WALL MAINTENANCE EASEMENT
D.E.	DRAINAGE EASEMENT
D.D.E.	DRAINAGE & DETENTION EASEMENT
F.A.U.E.	FIRELANE, ACCESS & UTILITY EASEMENT
F.E.	FIRELANE EASEMENT
FFE MIN	MINIMUM FINISHED FLOOR ELEV.
H.B.T.E.	HIKE & BIKE TRAIL EASEMENT
L.S.E.	LANDSCAPE EASEMENT
HOA	HOMEOWNER'S ASSOCIATION
OF	OPEN FENCE REQUIRED
P.I.E.	PRIVATE IRRIGATION EASEMENT
P.W.M.E.	PRIVATE WALL MAINTENANCE EASEMENT
R.R.S.B	RAILROAD SETBACK
S.E.	STREET EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
S.U.E.	SIDEWALK & UTILITY EASEMENT
S.W.E.	SIDEWALK EASEMENT
U.E.	UTILITY EASEMENT
W.E.	WATER EASEMENT
	STREET NAME CHANGE
*	NO DRIVEWAY ACCESS

SEE SHEET 6 FOR LINE
TABLES, CURVE TABLES, LOT
TABLES, AND LOT DETAILS.

SEE SHEET 8 FOR
GENERAL NOTES

**PRELIMINARY PLAT
HERITAGE HEIGHTS**

79.298 ACRES

195 RESIDENTIAL LOTS
BLOCK A: LOTS 3-16; BLOCK B: LOTS 1-26;
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COLLIN COUNTY SCHOOL NO. 12 SURVEY, ABSTRACT NO. 147
TOWN OF PROSPER, COLLIN COUNTY, TEXAS
DEVAPP-26-0015
PREPARED: 05/12/2026

Kimley»Horn
6160 Warren Parkway, Suite 210 Frisco, Texas 75034 FIRM # 10193822 Tel. No. (972) 335-3580 Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	CDS	KHA	May 2026	068109122	1 OF 8

FILED:

SURVEYOR:
Kimley-Horn and Associates, Inc.
6160 Warren Pkwy., Suite 210
Frisco, Texas 75034
Phone: 972-335-3580
Contact :Sylviana Gunawan, R.P.L.S.

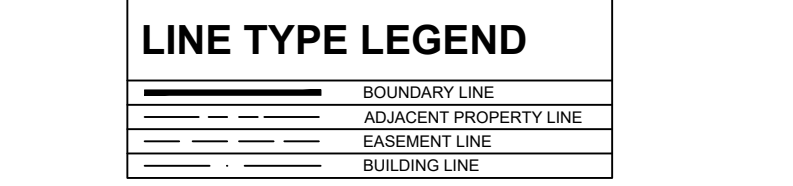
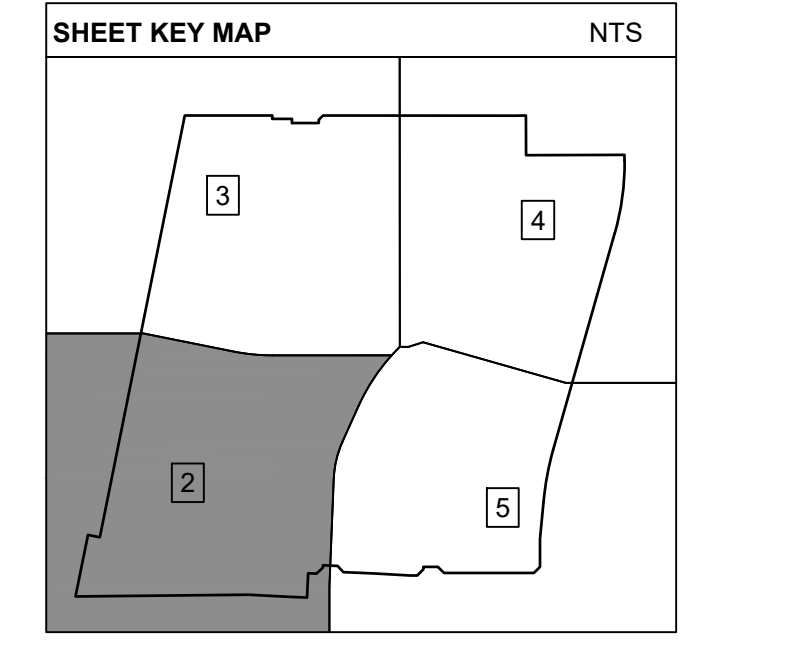
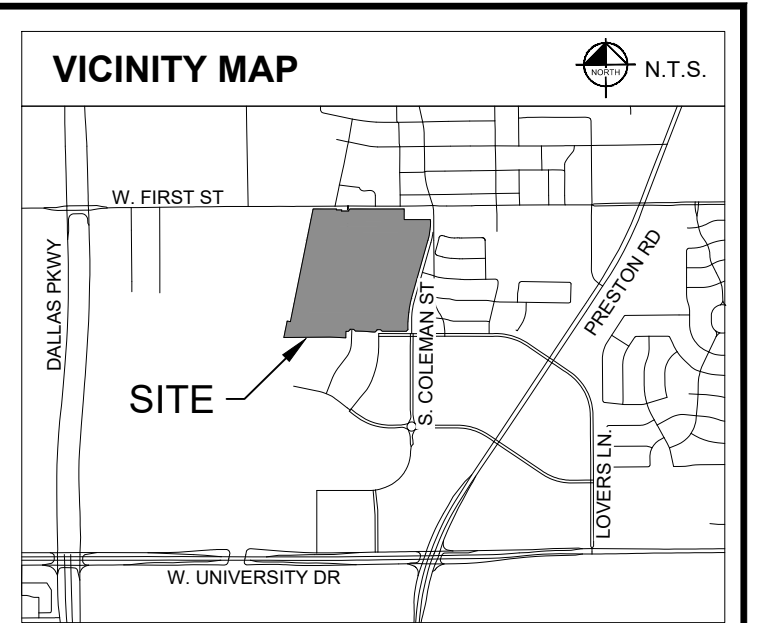
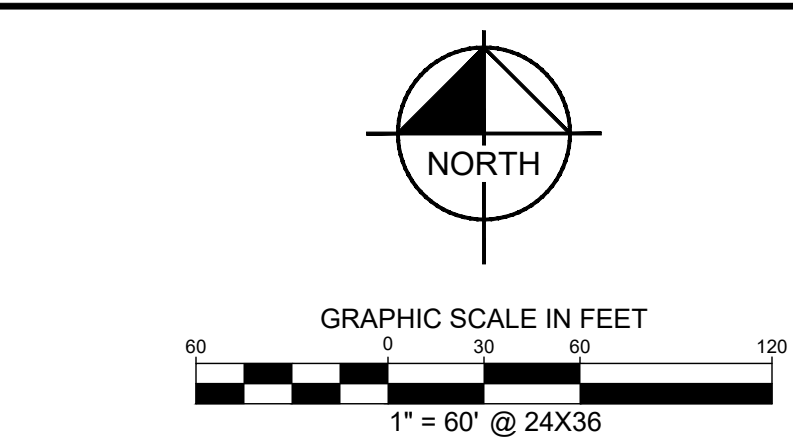
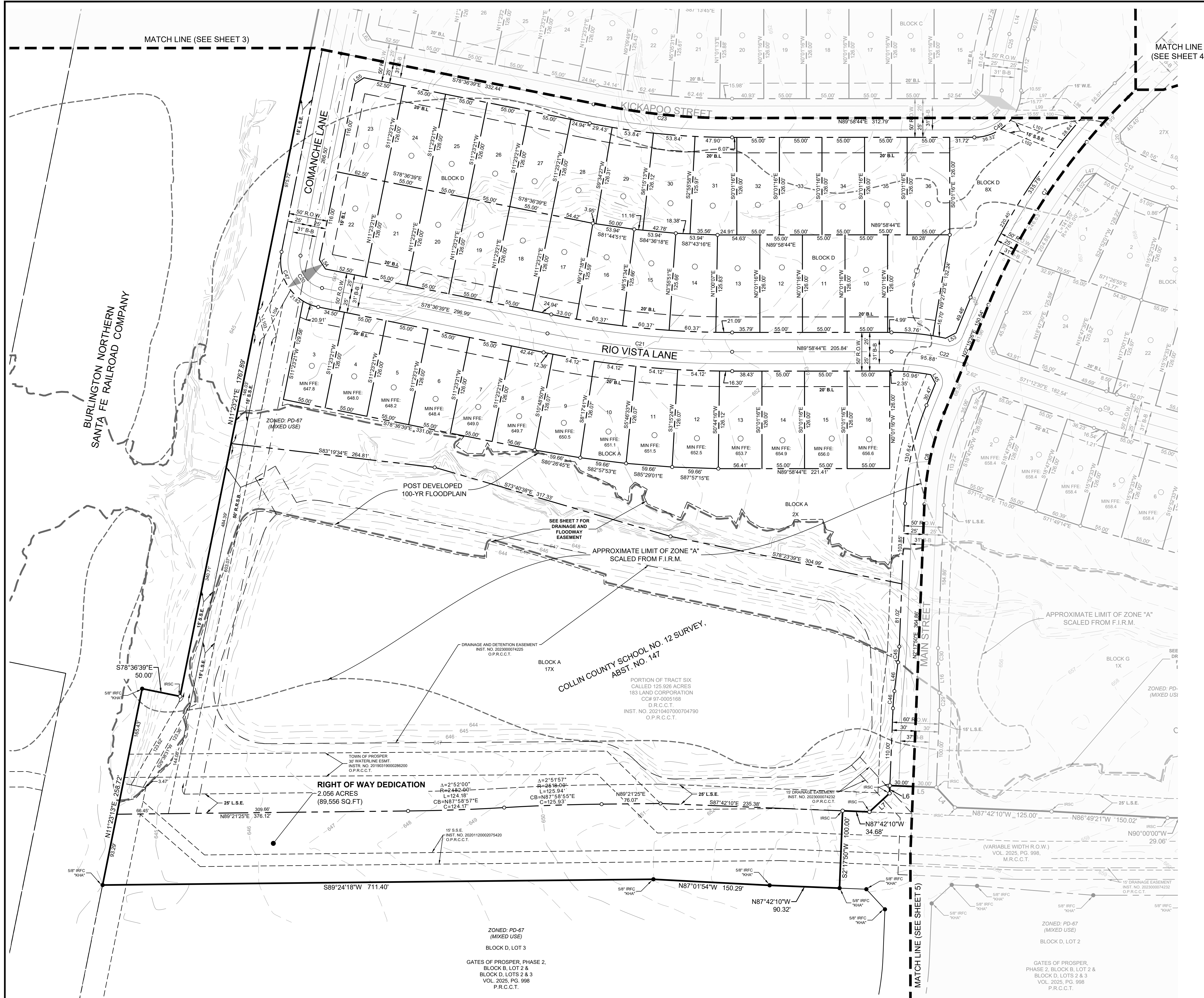
ENGINEER:
Kimley-Horn and Associates, Inc.
6160 Warren Pkwy., Suite 210
Frisco, Texas 75034
Phone: 972-335-3580
Contact : David Barton, PE

OWNER:
Prosper Economic
Development Corporation
121 W.Broadway St.
Prosper, TX 75078

OWNER:
183 Land Corporation
1 Cowboys Pkwy
Irving, TX 75063
Phone: 972-543-2412
Contact: Scott Shipp

OWNER:
Blue Star land, LP.
1 Cowboys Way, Ste 100
Frisco, TX 75034
Phone: 972-543-2412
Contact: Scott Shipp

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LEGEND

D.R.C.C.T.	DEED RECORDS, COLLIN COUNTY, TEXAS
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F.E.	FIRELANE EASEMENT
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L.S.E.	LANDSCAPE EASEMENT
HOA	HOMEOWNER'S ASSOCIATION
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P.I.E.	PRIVATE IRRIGATION EASEMENT
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*	NO DRIVEWAY ACCESS

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 TOWN OF PROSPER, COLLIN COUNTY, TEXAS
 DEVAPP-26-0015
 PREPARED: 05/12/2026

Kimley»Horn

6160 Warren Parkway, Suite 210 Frisco, Texas 75034 FIRM # 10193822 Tel. No. (972) 335-3580 Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	CDS	KHA	May 2026	068109122	2 OF 8

FILED:

LOT TYPE	COUNT	MIN. AREA REQUIRED (SQ.FT.)
TYPE A ○	195	6,875

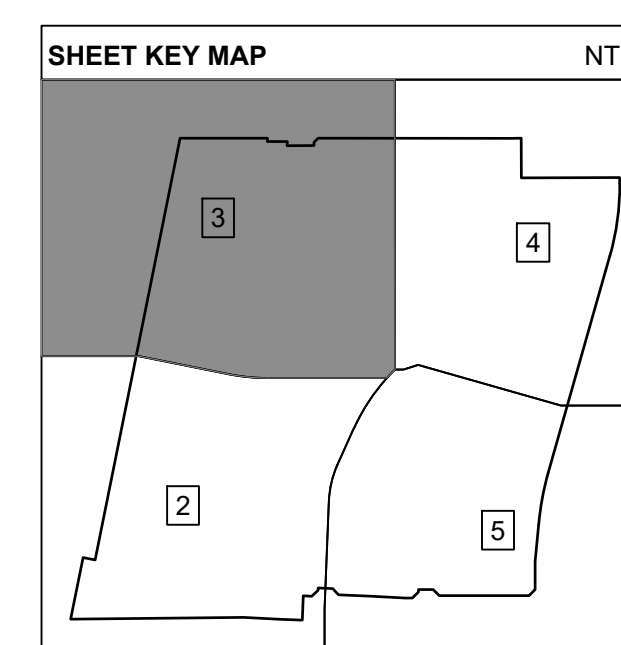
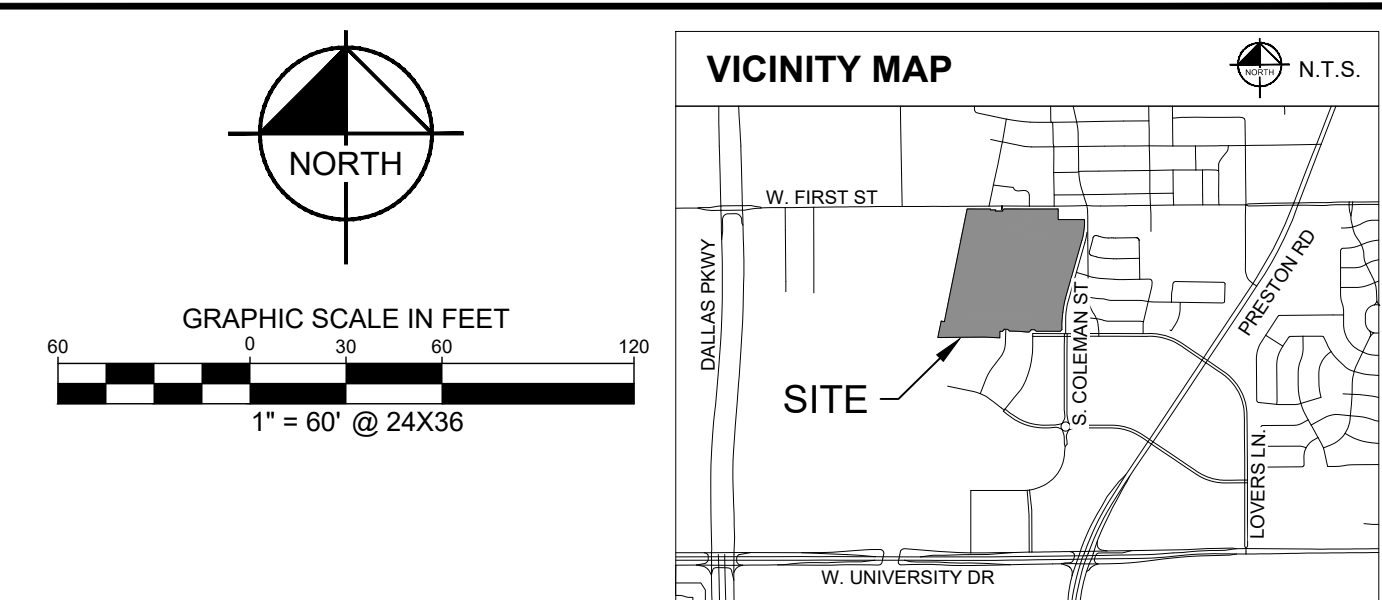
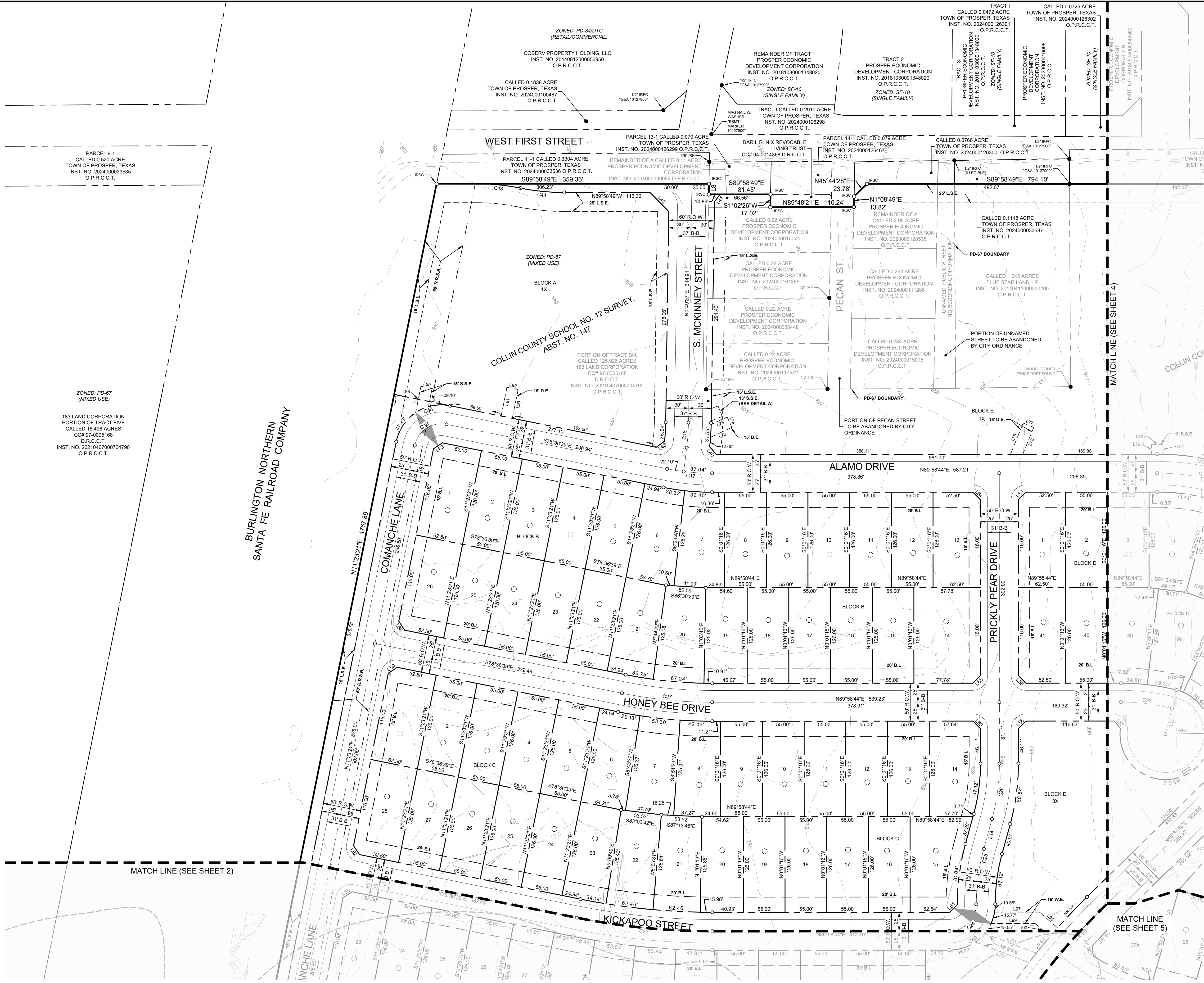
SURVEYOR: Kimley-Horn and Associates, Inc. 6160 Warren Pkwy., Suite 210 Frisco, Texas 75034 Phone: 972-335-3580 Contact: Sylviana Gunawan, R.P.L.S.

ENGINEER: Prosper Economic Development Corporation 121 W. Broadway St. Frisco, Texas 75034 Phone: 972-335-3580 Contact: David Barton, PE

OWNER: Blue Star Land, LP. 1 Cowboys Pkwy Irving, TX 75034 Phone: 972-543-2412 Contact: Scott Shipp

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DWG NAME: K:\P\19_SURVEY\008109122\GATES OF PROSPER\PRELIMINARY PLAT\LAST SAVED: 5/12/2026 3:38 PM LAST SAVED: 5/12/2026 3:38 PM Copyright © 2026 Kimley-Horn and Associates, Inc. All rights reserved.



LEGEND

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 O.P.R.C.C.T. OFFICIAL RECORDS, COLLIN COUNTY, TEXAS
 P.R.C.C.T. PLAT RECORDS, COLLIN COUNTY, TEXAS

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 IFF IRON PIPE FOUND
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 XS "X" CUT SET
 A.E. ACCESS EASEMENT
 A.U.E. ACCESS & UTILITY EASEMENT
 B.L. BUILDING LINE
 W.M.E. WALL MAINTENANCE EASEMENT
 D.E. DRAINAGE EASEMENT
 D.D.E. DRAINAGE & DETENTION EASEMENT
 F.A.U.E. FIRELANE, ACCESS & UTILITY EASEMENT
 F.E. FIRELANE EASEMENT
 FFE MIN MINIMUM FINISHED FLOOR ELEV.
 H.B.T.E. HIKE & BIKE TRAIL EASEMENT
 L.S.E. LANDSCAPE EASEMENT
 HOA HOMEOWNER'S ASSOCIATION
 OFN OPEN FENCE REQUIRED
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 R.R.S.B. RAILROAD SETBACK
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 S.U.E. SIDEWALK & UTILITY EASEMENT
 S.W.E. SIDEWALK EASEMENT
 U.E. UTILITY EASEMENT
 W.E. WATER EASEMENT
 STREET NAME CHANGE

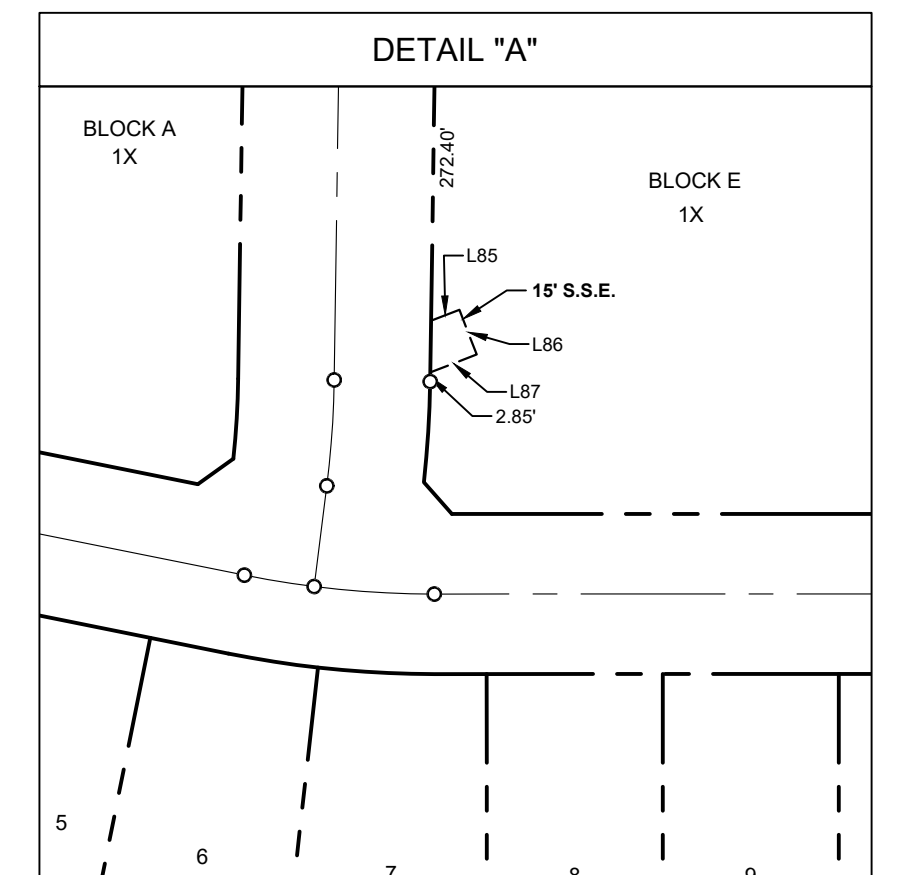
* NO DRIVEWAY ACCESS

LINE TYPE LEGEND

BOUNDARY LINE
 ADJACENT PROPERTY LINE
 EASEMENT LINE
 BUILDING LINE

SEE SHEET 6 FOR LINE TABLES, CURVE TABLES, LOT TABLES, AND LOT DETAILS.

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COLLIN COUNTY SCHOOL NO. 12 SURVEY, ABSTRACT NO. 147
 TOWN OF PROSPER, COLLIN COUNTY, TEXAS
 DEVAPP-26-0015
 PREPARED: 05/12/2026

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 Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	CDS	KHA	May 2026	068109122	3 OF 8

FILED:

LOT TYPE	COUNT	MIN. AREA REQUIRED (SQ.FT.)
TYPE A ○	195	6,875

SURVEYOR: Kimley-Horn and Associates, Inc. 6160 Warren Pkwy., Suite 210 Frisco, Texas 75034 Phone: 972-335-3580 Contact: Sylviana Gunawan, R.P.L.S.

ENGINEER: Kimley-Horn and Associates, Inc. 6160 Warren Pkwy., Suite 210 Frisco, Texas 75034 Phone: 972-335-3580 Contact: David Barton, PE

OWNER: Prosper Economic Development Corporation 121 W. Broadway St. Prosper, TX 75078

OWNER: 183 Land Corporation 1 Cowboys Pkwy Irving, TX 75063 Phone: 972-543-2412 Contact: Scott Shipp

OWNER: Blue Star Land, LP. 1 Cowboys Way, Ste 100 Frisco, TX 75034 Phone: 972-543-2412 Contact: Scott Shipp

CALLLED 0.0725 ACRE
TOWN OF PROSPER, TEXAS
INST. NO. 2024000126302
O.P.R.C.C.T.

PROSPER ECONOMIC
DEVELOPMENT
CORPORATION
INST. NO. 202300010698
O.P.R.C.C.T.

ZONED SF-10
(SINGLE FAMILY)

PROSPER ECONOMIC
DEVELOPMENT
CORPORATION
INST. NO. 20180000048500
O.P.R.C.C.T.

5 ACRES
AND, LP
115003550200
C.T.

5 ACRES
AND, LP
115003550200
C.T.

MED
AND, LP
115003550200
C.T.

WOOD CORNER
ENCE POST FOUND

WOOD CORNER
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WOOD CORNER
ENCE POST FOUND

LOT 1, BLOCK A
PROSPER TOWN HALL
VOL. 2019, PG. 500
P.R.C.C.T.

ZONED SF-10
(SINGLE FAMILY)

CALLLED 0.4023 ACRE
TOWN OF PROSPER, TEXAS
INST. NO. 2024000033533
O.P.R.C.C.T.

CALLLED 1.033 ACRES
PROSPER ECONOMIC
DEVELOPMENT
CORPORATION
INST. NO. 2024000011403
O.P.R.C.C.T.

PORTION OF TRACT SIX
CALLED 125.926 ACRES
183 LAND CORPORATION
COK 97.0000189
D.R.C.C.T.
INST. NO. 20210407000704790
O.P.R.C.C.T.

ZONED PD-67
(MIXED USE)

COLLIN COUNTY SCHOOL NO. 12 SURVEY,
ABST. NO. 147

REMAINDER OF A
40' PUBLIC STREET
VOL. 117, PG. 474
D.R.C.C.T.

PARCEL 24-1
CALLED 0.2884 ACRE
TOWN OF PROSPER, TEXAS
INST. NO. 2024000121290
O.P.R.C.C.T.

PARCEL 28-2
CALLED 0.0480 ACRE
TOWN OF PROSPER, TEXAS
INST. NO. 2024000041902
O.P.R.C.C.T.

PARCEL 28-1
CALLED 0.0141 ACRE
TOWN OF PROSPER,
TEXAS
INST. NO.
2024000041902
O.P.R.C.C.T.

PARCEL 28-1
CALLED 0.0141 ACRE
TOWN OF PROSPER,
TEXAS
INST. NO.
2024000041902
O.P.R.C.C.T.

PARCEL 28-2
CALLED 0.0480 ACRE
TOWN OF PROSPER, TEXAS
INST. NO. 2024000041902
O.P.R.C.C.T.

PARCEL 28-1
CALLED 0.0141 ACRE
TOWN OF PROSPER,
TEXAS
INST. NO.
2024000041902
O.P.R.C.C.T.

REMAINDER OF
CALLED 0.997 ACRE
BLUE MONKEY PROPERTIES, INC.
INST. NO. 20171213001647850
O.P.R.C.C.T.

PARCEL 33-1
CALLED 0.1135 ACRE
TOWN OF PROSPER, TEXAS
INST. NO. 2024000100476
O.P.R.C.C.T.

APPROXIMATE LOCATION OF
THE CENTERLINE OF AN
EASEMENT TO
SOUTHWESTERN BELL
TELEPHONE COMPANY
VOL. 740, PG. 53, D.R.C.C.T.
(NO WIDTH GIVEN)

REMAINDER OF
CALLED 0.997 ACRE
BLUE MONKEY PROPERTIES, INC.
INST. NO. 20171213001647850
O.P.R.C.C.T.

REMAINDER OF
CALLED 0.997 ACRE
BLUE MONKEY PROPERTIES, INC.
INST. NO. 20171213001647850
O.P.R.C.C.T.

REMAINDER OF
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BLUE MONKEY PROPERTIES, INC.
INST. NO. 20171213001647850
O.P.R.C.C.T.

REMAINDER OF
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O.P.R.C.C.T.

REMAINDER OF
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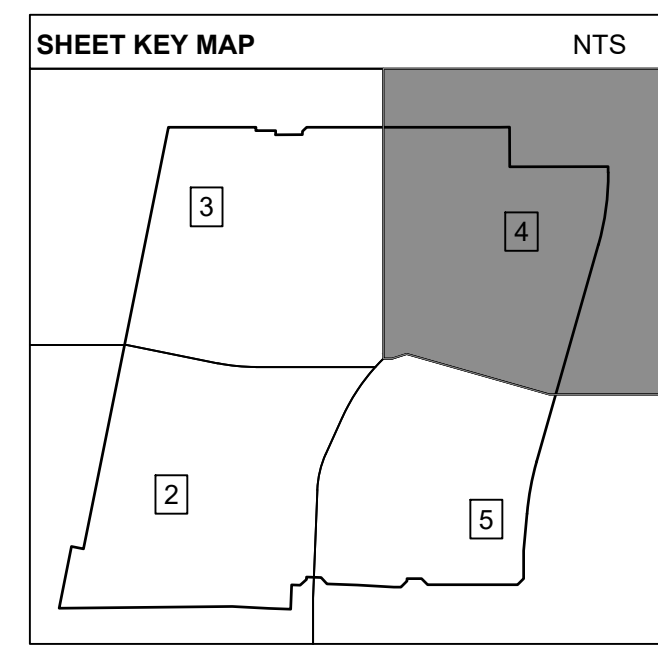
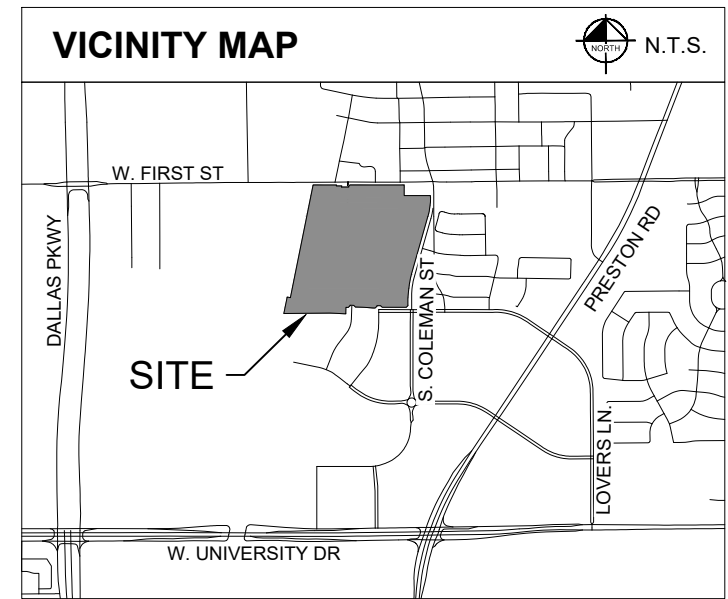
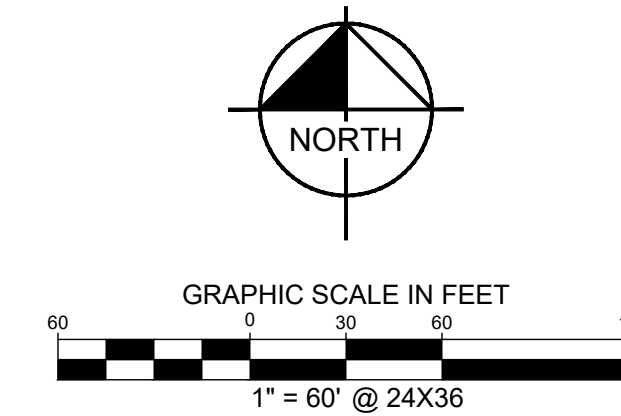
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REMAINDER OF
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BLUE MONKEY PROPERTIES, INC.
INST. NO. 20171213001647850
O.P.R.C.C.T.

LOT TYPE	COUNT	MIN. AREA REQUIRED (SQ.FT.)
TYPE A	195	6,875



LINE TYPE LEGEND	
	BOUNDARY LINE
	ADJACENT PROPERTY LINE
	EASEMENT LINE
	BUILDING LINE

LEGEND	
D.R.C.C.T.	DEED RECORDS, COLLIN COUNTY, TEXAS
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D.E.	DRAINAGE EASEMENT
D.D.E.	DRAINAGE & DETENTION EASEMENT
F.A.U.E.	FIRELANE, ACCESS & UTILITY EASEMENT
F.E.	FIRELANE EASEMENT
F.F.E. MIN	MINIMUM FINISHED FLOOR ELEV.
H.B.T.E.	HIKE & BIKE TRAIL EASEMENT
L.S.E.	LANDSCAPE EASEMENT
HOA	HOMEOWNER'S ASSOCIATION
OF	OPEN FENCE REQUIRED
P.I.E.	PRIVATE IRRIGATION EASEMENT
P.W.M.E.	PRIVATE WALL MAINTENANCE EASEMENT
R.R.S.B	RAILROAD SETBACK
S.E.	STREET EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
S.U.E.	SIDEWALK & UTILITY EASEMENT
S.W.E.	SIDEWALK EASEMENT
U.E.	UTILITY EASEMENT
W.E.	WATER EASEMENT
	STREET NAME CHANGE
*	NO DRIVEWAY ACCESS

SEE SHEET 6 FOR LINE TABLES, CURVE TABLES, LOT TABLES, AND LOT DETAILS.

SEE SHEET 8 FOR GENERAL NOTES

**PRELIMINARY PLAT
HERITAGE HEIGHTS**
79.298 ACRES

195 RESIDENTIAL LOTS
BLOCK A: LOTS 3-16; BLOCK B: LOTS 1-26;
BLOCK C: LOTS 1-28; BLOCK D: LOTS 1-7 & 9-41;
BLOCK F: LOTS 2-8, 10-23, & 25-32; BLOCK G: LOTS 2-26 & 28-36;
BLOCK H: LOTS 1-24;

10 OPEN SPACE (HOA) LOTS
BLOCK A: LOTS 1X, 2X, & 17X; BLOCK D: LOT 8X;
BLOCK F: LOTS 1X, 9X & 24X; BLOCK G: LOTS 1X & 27X;
BLOCK H: LOT 25X;

COLLIN COUNTY SCHOOL NO. 12 SURVEY, ABSTRACT NO. 147
TOWN OF PROSPER, COLLIN COUNTY, TEXAS
DEVAPP-26-0015
PREPARED: 05/12/2026

Kimley»Horn
6160 Warren Parkway, Suite 210 Frisco, Texas 75034
Firm # 10193822
Tel. No. (972) 335-3580 Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	CDS	KHA	May 2026	068109122	4 OF 8

FILED:

SURVEYOR:
Kimley-Horn and Associates, Inc.
6160 Warren Parkway, Suite 210
Frisco, Texas 75034
Phone: 972-335-3580
Contact: Sylviana Gunawan, R.P.L.S.

ENGINEER:
Kimley-Horn and Associates, Inc.
6160 Warren Parkway, Suite 210
Frisco, Texas 75034
Phone: 972-335-3580
Contact: David Barton, PE

OWNER:
Prosper Economic
Development Corporation
121 W. Broadway St.
Prosper, TX 75078

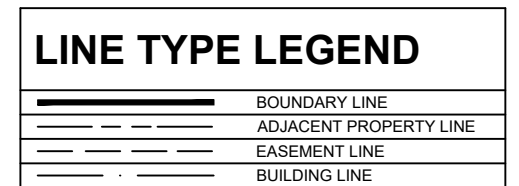
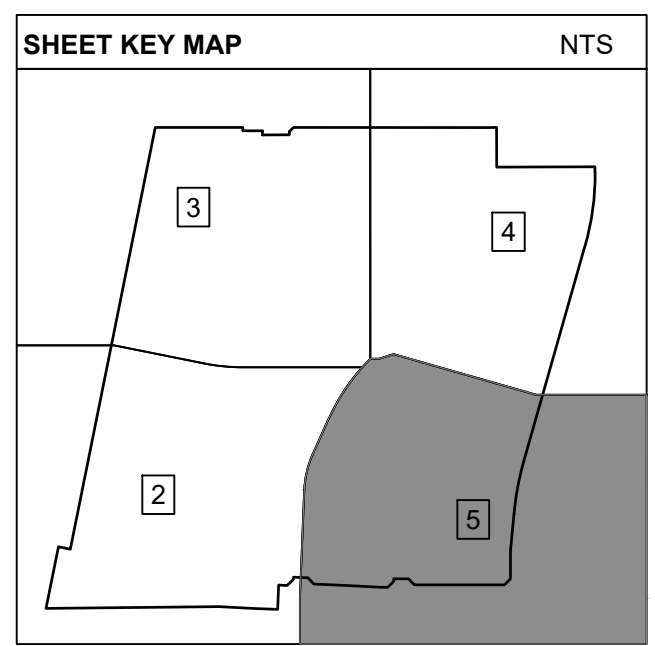
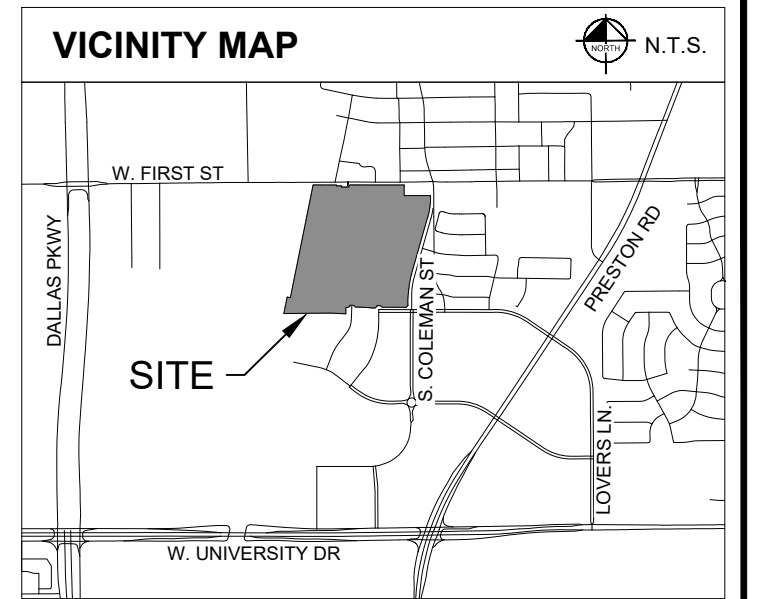
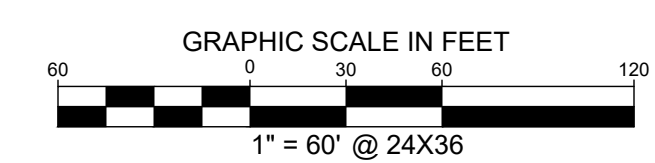
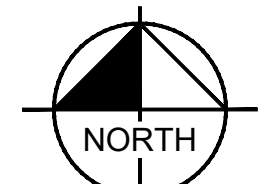
OWNER:
183 Land Corporation
1 Cowboys Pkwy
Irving, TX 75063
Phone: 972-543-2412
Contact: Scott Shipp

OWNER:
Blue Star land, LP,
1 Cowboys Way, Ste 100
Frisco, TX 75034
Phone: 972-543-2412
Contact: Scott Shipp

MATCH LINE (SEE SHEET 2)

MATCH LINE (SEE SHEET 5)

DWG NAME: K:\P\1908\19081922-DATES OF PROSPER PRELIMINARY PLAT PLOTTED BY: SHEETERS, CDDY 5/12/2026 3:27 PM LAST SAVED: 5/12/2026 3:28 PM Copyright © 2026 Kimley-Horn and Associates, Inc. All rights reserved.



LEGEND

D.R.C.C.T.	DEED RECORDS, COLLIN COUNTY, TEXAS
O.P.R.C.C.T.	OFFICIAL RECORDS, COLLIN COUNTY, TEXAS
P.R.C.C.T.	PLAT RECORDS, COLLIN COUNTY, TEXAS
CMF	CONCRETE MONUMENT FOUND
CMS	CONCRETE MONUMENT SET
IPF	IRON PIPE FOUND
IRF	IRON ROD FOUND
IRFC	IRON ROD WITH CAP FOUND
IRSC	IRON ROD WITH "KHA" CAP SET
MNF	MAG NAIL FOUND
MNS	MAG NAIL SET
XF	"X" CUT FOUND
XS	"X" CUT SET
A.E.	ACCESS EASEMENT
A.U.E.	ACCESS & UTILITY EASEMENT
B.L.	BUILDING LINE
W.M.E.	WALL MAINTENANCE EASEMENT
D.E.	DRAINAGE EASEMENT
D.D.E.	DRAINAGE & DETENTION EASEMENT
F.A.U.E.	FIRELANE, ACCESS & UTILITY EASEMENT
F.E.	FIRELANE EASEMENT
FFE MIN	MINIMUM FINISHED FLOOR ELEV.
H.B.T.E.	HIKE & BIKE TRAIL EASEMENT
L.S.E.	LANDSCAPE EASEMENT
HOA	HOMEOWNER'S ASSOCIATION
OF	OPEN FENCE REQUIRED
P.I.E.	PRIVATE IRRIGATION EASEMENT
P.W.M.E.	PRIVATE WALL MAINTENANCE EASEMENT
R.R.S.B	RAILROAD SETBACK
S.E.	STREET EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
S.U.E.	SIDEWALK & UTILITY EASEMENT
S.W.E.	SIDEWALK EASEMENT
U.E.	UTILITY EASEMENT
W.E.	WATER EASEMENT
	STREET NAME CHANGE
*	NO DRIVEWAY ACCESS

SEE SHEET 6 FOR LINE TABLES, CURVE TABLES, LOT TABLES, AND LOT DETAILS.

SEE SHEET 8 FOR GENERAL NOTES

PRELIMINARY PLAT HERITAGE HEIGHTS

79.298 ACRES
 195 RESIDENTIAL LOTS
 BLOCK A: LOTS 3-16; BLOCK B: LOTS 1-26;
 BLOCK C: LOTS 1-28; BLOCK D: LOTS 1-7 & 9-41;
 BLOCK E: LOTS 2-8, 10-23, & 25-32; BLOCK F: LOTS 2-26 & 28-36;
 BLOCK G: LOTS 1-24;

10 OPEN SPACE (HOA) LOTS
 BLOCK A: LOTS 1X, 2X, & 17X; BLOCK D: LOT 8X;
 BLOCK F: LOTS 1X, 9X & 24X; BLOCK G: LOTS 1X & 27X;
 BLOCK H: LOT 25X;

COLLIN COUNTY SCHOOL NO. 12 SURVEY, ABSTRACT NO. 147
 TOWN OF PROSPER, COLLIN COUNTY, TEXAS
 DEVAPP-26-0015
 PREPARED: 05/12/2026

Kimley»Horn
 6160 Warren Parkway, Suite 210 Frisco, Texas 75034 FIRM # 10193822 Tel. (972) 335-3580 Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	CDS	KHA	May 2026	068109122	5 OF 8

FILED:

LOT TYPE	COUNT	MIN. AREA REQUIRED (SQ.FT.)
TYPE A ○	195	6,875

SURVEYOR:
 Kimley-Horn and Associates, Inc.
 6160 Warren Pkwy., Suite 210
 Frisco, Texas 75034
 Phone: 972-335-3580
 Contact: Sylviana Gunawan, R.P.L.S.

ENGINEER:
 Kimley-Horn and Associates, Inc.
 6160 Warren Pkwy., Suite 210
 Frisco, Texas 75034
 Phone: 972-335-3580
 Contact: David Barton, PE

OWNER:
 Prosper Economic Development Corporation
 121 W. Broadway St.
 Prosper, TX 75078

OWNER:
 183 Land Corporation
 1 Cowboys Pkwy
 Irving, TX 75063
 Phone: 972-543-2412
 Contact: Scott Shipp

OWNER:
 Blue Star Land, LP.
 1 Cowboys Way, Ste 100
 Frisco, TX 75034
 Phone: 972-543-2412
 Contact: Scott Shipp

DWG NAME: K:\P\PLAT_SURVEY\068109122-GATES OF PROSPER\RESIDENTIAL\068109122-GATES OF PROSPER\PLATTING PLOTTED BY: SHEETERS, CDDY 5/12/2026 3:27 PM LAST SAVED: 5/12/2026 3:48 PM Copyright © 2026 Kimley-Horn and Associates, Inc. All rights reserved.

LOT TABLE			LOT TABLE			LOT TABLE			LOT TABLE			LOT TABLE			LOT TABLE			LOT TABLE					
LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.
BLOCK A LOT 1X	2.359	102,762	BLOCK B LOT 14	0.253	11,011	BLOCK C LOT 18	0.159	6,930	BLOCK D LOT 20	0.159	6,930	BLOCK F LOT 8	0.160	6,968	BLOCK G LOT 7	0.159	6,930	BLOCK H LOT 1	0.191	8,335			
BLOCK A LOT 2X	2.268	98,796	BLOCK B LOT 15	0.159	6,930	BLOCK C LOT 19	0.159	6,930	BLOCK D LOT 21	0.159	6,930	BLOCK F LOT 9X	0.102	4,453	BLOCK G LOT 8	0.159	6,930	BLOCK H LOT 2	0.179	7,792			
BLOCK A LOT 3	0.160	6,954	BLOCK B LOT 16	0.159	6,930	BLOCK C LOT 20	0.161	7,026	BLOCK D LOT 22	0.180	7,825	BLOCK F LOT 10	0.163	7,093	BLOCK G LOT 9	0.159	6,930	BLOCK H LOT 3	0.159	6,930			
BLOCK A LOT 4	0.159	6,930	BLOCK B LOT 17	0.159	6,930	BLOCK C LOT 21	0.168	7,310	BLOCK D LOT 23	0.180	7,825	BLOCK F LOT 11	0.167	7,253	BLOCK G LOT 10	0.159	6,930	BLOCK H LOT 4	0.159	6,930			
BLOCK A LOT 5	0.159	6,930	BLOCK B LOT 18	0.159	6,930	BLOCK C LOT 22	0.168	7,298	BLOCK D LOT 24	0.159	6,930	BLOCK F LOT 12	0.167	7,254	BLOCK G LOT 11	0.159	6,930	BLOCK H LOT 5	0.159	6,930			
BLOCK A LOT 6	0.159	6,930	BLOCK B LOT 19	0.161	7,030	BLOCK C LOT 23	0.164	7,130	BLOCK D LOT 25	0.159	6,930	BLOCK F LOT 13	0.179	7,818	BLOCK G LOT 12	0.159	6,930	BLOCK H LOT 6	0.159	6,930			
BLOCK A LOT 7	0.159	6,930	BLOCK B LOT 20	0.173	7,548	BLOCK C LOT 24	0.159	6,930	BLOCK D LOT 26	0.159	6,930	BLOCK F LOT 14	0.205	8,944	BLOCK G LOT 13	0.159	6,930	BLOCK H LOT 7	0.159	6,930			
BLOCK A LOT 8	0.160	6,985	BLOCK B LOT 21	0.167	7,259	BLOCK C LOT 25	0.159	6,930	BLOCK D LOT 27	0.159	6,930	BLOCK F LOT 15	0.184	8,008	BLOCK G LOT 14	0.159	6,930	BLOCK H LOT 8	0.159	6,930			
BLOCK A LOT 9	0.164	7,159	BLOCK B LOT 22	0.159	6,930	BLOCK C LOT 26	0.159	6,930	BLOCK D LOT 28	0.163	7,107	BLOCK F LOT 16	0.223	9,701	BLOCK G LOT 15	0.171	7,427	BLOCK H LOT 9	0.159	6,930			
BLOCK A LOT 10	0.164	7,159	BLOCK B LOT 23	0.159	6,930	BLOCK C LOT 27	0.159	6,930	BLOCK D LOT 29	0.167	7,253	BLOCK F LOT 17	0.191	8,330	BLOCK G LOT 16	0.171	7,427	BLOCK H LOT 10	0.159	6,930			
BLOCK A LOT 11	0.164	7,159	BLOCK B LOT 24	0.159	6,930	BLOCK C LOT 28	0.180	7,825	BLOCK D LOT 30	0.166	7,250	BLOCK F LOT 18	0.181	7,883	BLOCK G LOT 17	0.159	6,930	BLOCK H LOT 11	0.159	6,930			
BLOCK A LOT 12	0.164	7,161	BLOCK B LOT 25	0.159	6,930	BLOCK D LOT 1	0.180	7,825	BLOCK D LOT 31	0.166	7,209	BLOCK F LOT 19	0.178	7,762	BLOCK G LOT 18	0.159	6,930	BLOCK H LOT 12	0.184	8,032			
BLOCK A LOT 13	0.161	7,002	BLOCK B LOT 26	0.180	7,825	BLOCK D LOT 2	0.159	6,930	BLOCK D LOT 32	0.159	6,930	BLOCK F LOT 20	0.163	7,095	BLOCK G LOT 19	0.159	6,930	BLOCK H LOT 13	0.184	8,032			
BLOCK A LOT 14	0.159	6,930	BLOCK C LOT 1	0.180	7,825	BLOCK D LOT 3	0.159	6,930	BLOCK D LOT 33	0.159	6,930	BLOCK F LOT 21	0.163	7,095	BLOCK G LOT 20	0.159	6,930	BLOCK H LOT 14	0.159	6,930			
BLOCK A LOT 15	0.159	6,930	BLOCK C LOT 2	0.159	6,930	BLOCK D LOT 4	0.193	8,395	BLOCK D LOT 34	0.159	6,930	BLOCK F LOT 22	0.163	7,097	BLOCK G LOT 21	0.159	6,930	BLOCK H LOT 15	0.159	6,930			
BLOCK A LOT 16	0.159	6,930	BLOCK C LOT 3	0.159	6,930	BLOCK D LOT 5	0.179	7,795	BLOCK D LOT 35	0.159	6,930	BLOCK F LOT 23	0.167	7,266	BLOCK G LOT 22	0.159	6,930	BLOCK H LOT 16	0.159	6,930			
BLOCK A LOT 17X	8.373	364,736	BLOCK C LOT 4	0.159	6,930	BLOCK D LOT 6	0.159	6,930	BLOCK D LOT 36	0.159	6,930	BLOCK F LOT 24X	0.167	7,282	BLOCK G LOT 23	0.159	6,930	BLOCK H LOT 17	0.159	6,930			
BLOCK B LOT 1	0.180	7,825	BLOCK C LOT 5	0.159	6,930	BLOCK D LOT 7	0.159	6,930	BLOCK D LOT 37	0.238	10,363	BLOCK F LOT 25	0.232	10,105	BLOCK G LOT 24	0.159	6,930	BLOCK H LOT 18	0.159	6,930			
BLOCK B LOT 2	0.159	6,930	BLOCK C LOT 6	0.165	7,190	BLOCK D LOT 8X	1.871	81,489	BLOCK D LOT 38	0.200	8,709	BLOCK F LOT 26	0.189	8,250	BLOCK G LOT 25	0.159	6,930	BLOCK H LOT 19	0.159	6,930			
BLOCK B LOT 3	0.159	6,930	BLOCK C LOT 7	0.170	7,399	BLOCK D LOT 9	0.204	8,871	BLOCK D LOT 39	0.174	7,597	BLOCK F LOT 27	0.189	8,250	BLOCK G LOT 26	0.159	6,930	BLOCK H LOT 20	0.159	6,930			
BLOCK B LOT 4	0.159	6,930	BLOCK C LOT 8	0.167	7,292	BLOCK D LOT 10	0.159	6,930	BLOCK D LOT 40	0.159	6,930	BLOCK F LOT 28	0.189	8,250	BLOCK G LOT 27X	0.275	11,999	BLOCK H LOT 21	0.159	6,930			
BLOCK B LOT 5	0.159	6,930	BLOCK C LOT 9	0.159	6,930	BLOCK D LOT 11	0.159	6,930	BLOCK D LOT 41	0.180	7,825	BLOCK F LOT 29	0.189	8,250	BLOCK G LOT 28	0.259	11,264	BLOCK H LOT 22	0.163	7,086			
BLOCK B LOT 6	0.170	7,417	BLOCK C LOT 10	0.159	6,930	BLOCK D LOT 12	0.159	6,930	BLOCK D LOT 42	0.159	6,930	BLOCK F LOT 30	0.179	7,817	BLOCK G LOT 29	0.205	8,945	BLOCK H LOT 23	0.163	7,092			
BLOCK B LOT 7	0.173	7,530	BLOCK C LOT 11	0.159	6,930	BLOCK D LOT 13	0.161	7,023	BLOCK D LOT 43	0.184	8,008	BLOCK F LOT 31	0.163	7,092	BLOCK G LOT 30	0.178	7,739	BLOCK H LOT 24	0.159	6,930			
BLOCK B LOT 8	0.159	6,930	BLOCK C LOT 12	0.159	6,930	BLOCK D LOT 14	0.165	7,199	BLOCK D LOT 44	0.184	8,008	BLOCK F LOT 32	0.215	9,350	BLOCK G LOT 31	0.173	7,535	BLOCK H LOT 25X	0.173	7,542			
BLOCK B LOT 9	0.159	6,930	BLOCK C LOT 13	0.159	6,930	BLOCK D LOT 15	0.165	7,195	BLOCK D LOT 45	0.166	7,242	BLOCK F LOT 3	0.166	7,242	BLOCK G LOT 2	0.159	6,930	ROW DEDICATION	2.056	89,556			
BLOCK B LOT 10	0.159	6,930	BLOCK C LOT 14	0.189	8,243	BLOCK D LOT 16	0.165	7,193	BLOCK D LOT 46	0.184	8,008	BLOCK F LOT 4	0.184	8,008	BLOCK G LOT 3	0.159	6,930						
BLOCK B LOT 11	0.159	6,930	BLOCK C LOT 15	0.199	8,654	BLOCK D LOT 17	0.162	7,074	BLOCK D LOT 47	0.184	8,012	BLOCK F LOT 5	0.184	8,012	BLOCK G LOT 4	0.165	7,191						
BLOCK B LOT 12	0.159	6,930	BLOCK C LOT 16	0.159	6,930	BLOCK D LOT 18	0.159	6,930	BLOCK D LOT 48	0.178	7,745	BLOCK F LOT 6	0.178	7,745	BLOCK G LOT 5	0.159	6,930						
BLOCK B LOT 13	0.180	7,825	BLOCK C LOT 17	0.159	6,930	BLOCK D LOT 19	0.159	6,930	BLOCK D LOT 49	0.166	7,214	BLOCK F LOT 7	0.166	7,214	BLOCK G LOT 6	0.159	6,930						

CURVE TABLE					CURVE TABLE						
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD	NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	16°18'32"	1055.00'	300.30'	S07°43'17"W	299.29'	C31	90°00'00"	60.50'	95.03'	N60°52'33"E	85.56'
C2	10°55'38"	1145.00'	218.37'	S10°24'43"W	218.04'	C32	90°00'00"	60.50'	95.03'	N29°07'27"W	85.56'
C3	31°5'28"	575.00'	319.71'	N89°56'49"E	315.61'	C33	12°50'19"	100.00'	22.41'	N67°42'18"W	22.36'
C4	11°57'06"	275.00'	57.36'	N80°06'00"W	57.26'	C34	12°50'19"	100.00'	22.41'	S67°42'18"E	22.36'
C5	16°05'48"	450.00'	126.42'	N07°49'39"E	126.01'	C35	11°11'37"	291.50'	56.95'	N21°28'22"E	56.86'
C6	29°42'07"	800.00'	414.72'	N30°43'37"E	410.09'	C36	11°10'28"	291.50'	56.85'	S21°28'56"W	56.76'
C7	23°19'14"	800.00'	325.62'	S33°55'03"W	323.37'	C37	12°50'19"	100.00'	22.41'	N80°32'36"W	22.36'
C8	19°57'36"	350.00'	121.93'	S12°16'38"W	121.31'	C38	12°50'19"	100.00'	22.41'	S80°32'36"E	22.36'
C9	2°54'57"	300.00'	15.27'	S72°39'59"E	15.27'	C39	299°05'28"	60.00'	313.21'	N04°31'12"E	60.82'
C10	90°00'00"	35.50'	55.76'	N60°52'33"E	50.20'	C40	291°36'01"	60.00'	305.36'	N08°01'52"W	67.45'
C11	90°00'00"	35.50'	55.76'	N29°07'27"W	50.20'	C41	11°23'45"	291.50'	57.97'	N84°17'01"W	57.87'
C12	24°10'00"	300.00'	126.54'	S62°02'27"E	125.60'	C42	11°23'37"	291.50'	57.97'	S84°17'01"E	57.87'
C13	28°42'07"	275.00'	137.76'	S59°46'23"E	136.32'	C43	11°23'41"	291.50'	57.97'	N84°16'58"W	57.88'
C14	4°48'36"	300.00'	25.01'	S76°30'45"E	25.00'	C44	11°23'41"	291.50'	57.97'	S84°16'59"E	57.88'
C15	7°07'07"	300.00'	37.27'	S70°33'53"E	37.25'	C45	4°52'26"	240.00'	20.42'	S04°44'03"W	20.41'
C16	23°00'56"	300.00'	120.51'	N78°30'48"W	119.70'	C46	4°52'26"	262.00'	22.29'	S04°44'03"W	22.28'
C17	11°24'37"	300.00'	59.74'	S84°18'58"E	59.64'	C47	90°00'00"	60.50'	95.03'	S33°36'39"W	85.56'
C18	6°20'26"	299.28'	33.12'	N03°59'50"E	33.10'	C48	90°00'00"	60.50'	95.03'	S56°23'21"W	85.56'
C19	90°00'00"	35.50'	55.76'	S56°23'21"W	50.20'	C49	90°00'00"	60.50'	95.03'	N44°58'44"E	85.56'
C20	90°00'00"	35.50'	55.76'	S33°36'39"E	50.20'	C50	254°08'32"	60.00'	266.14'	N60°07'15"E	95.75'
C21	11°24'37"	1205.44'	240.06'	S84°18'58"E	239.66'	C51	90°18'45"	32.92'	51.89'	N64°38'32"E	46.69'
C22	18°48'46"	300.00'	98.50'	N80°36'53"W	98.06'	C52	91°27'00"	2.44'	3.90'	N61°57'29"E	3.50'
C23	11°24'37"	904.00'	180.03'	S84°18'58"E	179.73'	C53	64°41'34"	30.30'	34.21'	S29°13'48"E	32.42'
C24	90°00'00"	35.50'	55.76'	N44°58'44"E	50.20'	C54	63°11'50"	61.57'	67.92'	S29°37'22"E	64.52'
C25	15°22'55"	275.00'	73.83'	S07°40'12"W	73.61'	C55	51°06'53"	18.86'	16.83'	N36°19'56"E	16.27'
C26	15°22'55"	275.00'	73.83'	N07°40'12"E	73.61'						
C27	11°24'37"	601.46'	119.78'	S84°18'58"E	119.58'						
C28	14°10'19"	275.00'	68.02'	N82°56'07"W	67.85'						
C29	4°52'26"	262.00'	22.29'	N00°08'23"W	22.28'						
C30	4°52'26"	240.00'	20.42'	N00°08'23"W	20.41'						

LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	N45°00'00"W	35.36'	L31	S54°45'12"W	13.63'	L61	S44°27'17"W	14.01'	L91	N11°23'21"E	38.65'	L121	N45°50'46"E	9.08'	L151	N22°09'40"E	6.21'
L2	N90°00'00"W	60.00'	L32	S68°45'08"E	17.08'	L62	S33°36'39"E	14.14'	L92	S78°36'39"E	15.00'	L122	S59°33'40"E	18.17'	L152	S87°42'10"E	2.52'
L3	S00°00'00"E	10.00'	L33	N43°27'27"W	20.00'	L63	N56°23'21"E	14.14'	L93	S11°23'21"W	38.65'	L123	S19°21'23"W	11.04'	L153	N87°23'06"E	10.24'
L4	N42°42'10"W	35.36'	L34	S50°37'17"W	17.45'	L64	S45°01'16"E	14.14'	L94	S78°47'11"E	24.90'	L124	S25°15'30"E	9.45'	L154	N85°21'18"E	23.49'
L5	N87°42'10"W	60.00'	L35	S39°29'02"E	15.32'	L65	N44°58'44"E	15.32'	L95	S65°44'21"E	35.73'	L125	S67°20'49"E	46.41'	L155	S83°10'59"E	18.33'
L6	S02°17'50"W	10.00'	L36	N44°53'58"E	35.28'	L66	S33°36'39"E	14.14'	L96	S44°28'48"E	4.76'	L126	N22°41'07"E	22.19'	L156	S13°04'28"E	6.85'
L7	S47°17'50"W	35.36'	L3														



**PRELIMINARY PLAT
HERITAGE HEIGHTS**
79.298 ACRES

195 RESIDENTIAL LOTS
BLOCK A: LOTS 3-16; BLOCK B: LOTS 1-26;
BLOCK C: LOTS 1-28; BLOCK D: LOTS 1-7 & 9-41;
BLOCK F: LOTS 2-8, 10-23, & 25-32; BLOCK G: LOTS 2-26 & 28-36;
BLOCK H: LOTS 1-24;

10 OPEN SPACE (HOA) LOTS
BLOCK A: LOTS 1X, 2X, & 17X; BLOCK D: LOT 8X;
BLOCK F: LOTS 1X, 9X & 24X; BLOCK G: LOTS 1X & 27X;
BLOCK H: LOT 25X;

COLLIN COUNTY SCHOOL NO. 12 SURVEY, ABSTRACT NO. 147
TOWN OF PROSPER, COLLIN COUNTY, TEXAS
DEVAPP-26-0015
PREPARED: 05/12/2026

Kimley»Horn
6160 Warren Parkway, Suite 210 Frisco, Texas 75034 FIRM # 10193822 Tel. No. (972) 335-3580 Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	CDS	KHA	May 2026	068109122	7 OF 8

LOT TYPE	COUNT	MIN. AREA REQUIRED (SQ. FT.)
TYPE A ○	195	6.875

SURVEYOR:
Kimley-Horn and Associates, Inc.
6160 Warren Pkwy., Suite 210
Frisco, Texas 75034
Phone: 972-335-3580
Contact :Sylviana Gunawan, R.P.L.S.

ENGINEER:
Kimley-Horn and Associates, Inc.
6160 Warren Pkwy., Suite 210
Frisco, Texas 75034
Phone: 972-335-3580
Contact : David Barton, PE

OWNER:
Prosper Economic
Development Corporation
121 W.Broadway St.
Prosper, TX 75078

OWNER:
183 Land Corporation
1 Cowboys Pkwy
Irving, TX 75063
Phone: 972-543-2412
Contact: Scott Shipp

OWNER:
Blue Star land, LP.
1 Cowboys Way, Ste 100
Frisco, TX 75034
Phone: 972-543-2412
Contact: Scott Shipp

FILED:

DWG NAME: KCPH_SURVEY008109122-DATES OF PROSPEP/RESIDENTIAL/DWG088109122-DATES OF PROSPEP/PDWG PLOTTED BY: SKEETERS, CDDY 5/12/2026 3:27 PM LAST SAVED: 5/12/2026 3:18 PM Copyright © 2026 Kimley-Horn and Associates, Inc. All rights reserved.

STATE OF TEXAS §

COUNTY OF COLLIN §

WHEREAS 183 LAND CORPORATION, BLUE STAR LAND, LP, AND PROSPER ECONOMIC DEVELOPMENT CORPORATION are the owner of a tract of land situated in the Collin County School No. 12 Survey, Abstract No. 147, Collin County County, Texas, and being a portion of a called 125.928 acre tract of land described as "Tract Six" in a deed to 183 Land Corporation, as recorded in C#9 97-0005168 of the Deed Records of Collin County, Texas and Instrument No. 20210407000704790 of the Official Public Records of Collin County, Texas, all of a called 1.045 acre tract of land described in a deed to Blue Star Land, LP, as recorded in Instrument No. 20140411000350200 of the Official Public Records of Collin County, Texas, a portion of a called 0.11 acre tract of land described in a deed to Prosper Economic Development Corporation, as described in Instrument No. 202400009692 of the Official Public Records of Collin County, Texas, all of a called 0.22 acre tract of land described in a deed to Prosper Economic Development Corporation, as described in Instrument No. 2024000015074 of the Official Public Records of Collin County, Texas, all of a called 0.22 acre tract of land described in a deed to Prosper Economic Development Corporation, as described in Instrument No. 2024000030448 of the Official Public Records of Collin County, Texas, all of a called 0.22 acre tract of land described in a deed to Prosper Economic Development Corporation, as described in Instrument No. 2024000117572 of the Official Public Records of Collin County, Texas, all of a called 0.234 acre tract of land described in a deed to Prosper Economic Development Corporation, as described in Instrument No. 202400011286 of the Official Public Records of Collin County, Texas, all of the remainder of a called 1.033 acre tract of land described in a deed to Prosper Economic Development Corporation, as described in Instrument No. 2024000011403 of the Official Public Records of Collin County, Texas, a portion of a called 2.06 acre tract of land described in a deed to Prosper Economic Development Corporation, as described in Instrument No. 2023000128538 of the Official Public Records of Collin County, Texas, all of a 40 foot Public Street, as dedicated in Volume 117, Page 474 of the Deed Records of Collin County, Texas, a portion of Pecan Street, a 30 foot wide right of way, as described in Volume 1561, Page 516 of the Deed Records of Collin County, Texas, and a portion of a unnamed street, no records found, and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod found for the southwest corner of a called 0.928 acre tract of land described in a deed to First Presbyterian Church, Prosper Texas, as recorded in Volume 1470, Page 102 of the Deed Records of Collin County, Texas, same being on the easterly line of said 40 foot public street;

THENCE North 89°51'22" East, departing the easterly line of said 40 foot public street and along the southerly line of said 0.928 acre tract and the southerly line of a called 0.42 acre tract of land described in a deed to Dallas Presbyterian, as recorded in Volume 338, Page 298 of the Deed Records of Collin County, Texas, a distance of 404.10 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set on the westerly line of Block A, Lot 1, of Coleman Road, Block A, Lot 1, according to the Final Plat thereof recorded in Volume 2024, Page 813 of the Plat Records of Collin County, Texas,

THENCE along the westerly line of said Block A, Lot 1, the following:

South 00°25'59" East, a distance of 24.49 feet to a 1/2 inch iron rod with plastic cap stamped "PAPE DAWSON" found at the beginning of a tangent curve to the right with a radius of 1,055.00 feet, a central angle of 16°18'32", and a chord bearing and distance of South 07°43'17" West, 299.29 feet;

In a southerly direction, with said tangent curve to the right, an arc distance of 300.30 feet to 1/2 inch iron rod with plastic cap stamped "PAPE DAWSON" found for corner;

South 15°52'33" West, a distance of 926.53 feet to a 1/2 inch iron rod with plastic cap stamped "PAPE DAWSON" found at the beginning of a tangent curve to the left with a radius of 1,145.00 feet, a central angle of 10°55'38", and a chord bearing and distance of South 10°24'43" West, 218.04 feet;

In a southerly direction, with said tangent curve to the left, an arc distance of 218.37 feet to a point for corner;

South 05°23'08" West, a distance of 152.02 feet to an "X" cut in concrete found for corner;

South 00°00'00" East, a distance of 115.00 feet to a 1/2 inch iron rod with plastic cap stamped "PAPE DAWSON" found for the southwest corner of said Block A, Lot 1, common to the north end of a corner clip at the intersection of the northerly right of way line of Lovers Lane, a variable width right of way, with the westerly right of way line of South Coleman Street, a variable width right of way, as dedicated in Gates of Prosper, Phase 2, Block A, Lot 1, according to the Conveyance Plat thereof recorded in Volume 2019, Page 252 of the Plat Records of Collin County, Texas,

THENCE South 45°00'00" West, along said corner clip, a distance of 35.36 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for south end of said corner clip, same being on the northerly right of way line of said Lovers Lane;

THENCE along the northerly right of way line of said Lovers Lane, the following:

North 90°00'00" West, a distance of 369.31 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 45°00'00" West, a distance of 35.36 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 90°00'00" West, a distance of 60.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 00°00'00" East, a distance of 10.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 45°00'00" West, a distance of 35.36 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 90°00'00" West, a distance of 29.06 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 86°49'21" West, a distance of 150.02 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 87°42'10" West, a distance of 125.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 42°42'10" West, a distance of 35.36 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 87°42'10" West, a distance of 60.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 02°17'50" West, a distance of 10.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 47°17'50" West, a distance of 35.36 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 87°42'10" West, a distance of 34.68 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for north end of the westerly terminus of said Lovers Lane;

THENCE South 02°17'50" West, along the westerly terminus of said Lovers Lane, a distance of 100.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for south end of the westerly terminus of said Lovers Lane, same being on the northerly line of Block D, Lot 3, of Gates of Prosper Phase 2, Block B, Lot 2 & Block D, Lots 2 & 3, according to the Final Plat thereof recorded in Volume 2025, Page 998, of the Plat Records of Collin County, Texas;

THENCE along the northerly line of said Block D, Lot 3, the following:

North 87°42'10" West, a distance of 60.32 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for corner;

North 87°01'54" West, a distance of 150.29 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for corner;

South 89°24'18" West, a distance of 711.40 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for the northwest corner of said Block D, Lot 3, same being on the westerly line of aforesaid 125.926 acre tract and the easterly right of way line of Burlington Northern Santa Fe Railroad Company, a variable width right of way;

THENCE along the westerly line of said 125.926 acre tract and the easterly right of way line of said Burlington Northern Santa Fe Railroad Company, the following:

North 11°23'13" East, a distance of 258.72 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for corner;

South 78°36'39" East, a distance of 50.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 11°23'21" East, a distance of 1,767.89 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for on the southerly right of way line of West First Street, a variable width right of way;

THENCE along the southerly right of way line of said West First Street, the following:

South 89°58'49" East, a distance of 359.36 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 06°49'37" West, a distance of 13.81 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 89°58'49" East, a distance of 81.45 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 01°02'26" West, a distance of 17.02 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 89°48'21" East, a distance of 110.24 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 01°08'49" East, a distance of 13.82 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 45°44'28" East, a distance of 23.78 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 89°58'49" East, a distance of 794.10 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the northeast corner of said 1.033 acre tract and on the westerly right of way line of aforesaid 40 foot Public Street;

North 89°02'38" West, crossing said 40 foot wide public street, a distance of 39.99 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set on the easterly right of way line of aforesaid 40 foot Public Street;

THENCE South 00°13'15" East, departing the southerly right of way line of said West First Street and along the easterly line of said 40 foot Public Street and the westerly line of aforesaid 0.928 acre tract, a distance of 163.24 feet to the POINT OF BEGINNING and containing 79.298 acres (3,454,209 square feet) of land, more or less.

Table with 3 columns: LOT TYPE, COUNT, MIN. AREA REQUIRED (SQ. FT.). Row 1: TYPE A, 195, 6.875

OWNER'S CERTIFICATE

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT 183 LAND CORPORATION, BLUE STAR LAND, LP, AND PROSPER ECONOMIC DEVELOPMENT CORPORATION, acting herein by and through their duly authorized officers, do hereby certify and adopt this plat designating the herein above described property as HERITAGE HEIGHTS CORPORATION, BLUE STAR LAND, LP, AND PROSPER ECONOMIC DEVELOPMENT CORPORATION, do herein certify the following:

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: 183 LAND CORPORATION

By: _____ Authorized Signature

_____ Printed Name and Title

STATE OF TEXAS §

COUNTY OF COLLIN §

Before me, the undersigned authority, on this day personally appeared _____, known to me to be the person and officer 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

WITNESS, my hand, this the _____ day of _____, 20____.

BY: BLUE STAR LAND, LP

By: _____ Authorized Signature

_____ Printed Name and Title

STATE OF TEXAS §

COUNTY OF COLLIN §

Before me, the undersigned authority, on this day personally appeared _____, known to me to be the person and officer 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

WITNESS, my hand, this the _____ day of _____, 20____.

BY: PROSPER ECONOMIC DEVELOPMENT CORPORATION

By: _____ Authorized Signature

_____ Printed Name and Title

STATE OF TEXAS §

COUNTY OF COLLIN §

Before me, the undersigned authority, on this day personally appeared _____, known to me to be the person and officer 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

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 homeowner's 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.

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 for 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.

STATE OF TEXAS §

COUNTY OF COLLIN §

KNOW ALL MEN BY THESE PRESENTS

I, Sylviana Gunawan, a Registered Professional Land Surveyor in the State of Texas, do hereby declare that I have prepared this plat from an actual on the ground survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with Subdivision Regulations of the Town of Collin County, Texas.

Sylviana Gunawan Registered Professional Land Surveyor No. 6461

Kimley-Horn and Associates, Inc. 6160 Warren Pkwy., 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, a Notary Public in and for The State of Texas, on this day personally appeared Sylviana Gunawan, 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 considerations therein expressed and in the capacity therein stated.

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

_____ Notary Public, State of Texas

_____ Printed Name

_____ Printed Name

_____ Printed Name

_____ Printed Name

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SURVEYOR: Kimley-Horn and Associates, Inc. 6160 Warren Pkwy., Suite 210 Frisco, Texas 75034 Phone: 972-335-3580 Contact: Sylviana Gunawan, R.P.L.S.

ENGINEER: Kimley-Horn and Associates, Inc. 6160 Warren Pkwy., Suite 210 Frisco, Texas 75034 Phone: 972-335-3580 Contact: David Barton, PE

OWNER: Prosper Economic Development Corporation 121 W.Broadway.St. Prosper, TX 75078

OWNER: 183 Land Corporation 1 Cowboys Pkwy Irving, TX 75063 Phone: 972-543-2412 Contact: Scott Shipp

OWNER: Blue Star Land, LP. 1 Cowboys Way, Ste 100 Frisco, TX 75034 Phone: 972-543-2412 Contact: Scott Shipp

CERTIFICATE OF APPROVAL

Approved this _____ day of _____, 20____ by the Planning & Zoning Commission of the Town of Prosper, Texas.

_____ Engineering Department

_____ Town Secretary

_____ Development Services Department

PRELIMINARY PLAT HERITAGE HEIGHTS

79.298 ACRES

195 RESIDENTIAL LOTS BLOCK A: LOTS 3-16; BLOCK B: LOTS 1-26; BLOCK C: LOTS 1-28; BLOCK D: LOTS 1-7 & 9-41; BLOCK F: LOTS 2-8, 10-23, & 25-32; BLOCK G: LOTS 2-26 & 28-36; BLOCK H: LOTS 1-24;

10 OPEN SPACE (HOA) LOTS BLOCK A: LOTS 1X, 2X, & 17X; BLOCK D: LOT 8X; BLOCK F: LOTS 1X, 9X & 24X; BLOCK G: LOTS 1X & 27X; BLOCK H: LOT 25X;

COLLIN COUNTY SCHOOL NO. 12 SURVEY, ABSTRACT NO. 147 TOWN OF PROSPER, COLLIN COUNTY, TEXAS DEVAPP-26-0015 PREPARED: 05/12/2026

Kimley»Horn 6160 Warren Parkway, Suite 210 Frisco, Texas 75034 FIRM # 10193822 Tel. No. (972) 335-3580 Fax No. (972) 335-3779

Table with 6 columns: Scale, Drawn by, Checked by, Date, Project No., Sheet No. Row 1: N/A, CDS, KHA, May 2026, 068109122, 8 OF 8

FILED: