



Know what's below.  
Call before you dig.

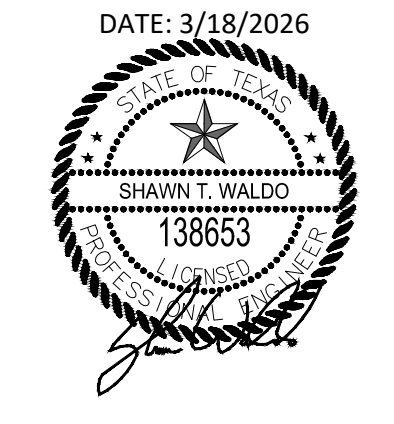
**ONSITE BENCHMARKS - SOURCE OF VERTICAL CONTROL FOR CONSTRUCTION**

BM NO. 1 THE SITE BENCHMARK IS AN "X" CUT FOUND IN THE EAST CURB LINE OF LEGACY DRIVE, BEING LOCATED APPROXIMATELY 1,245 FEET SOUTH OF THE INTERSECTION OF LEGACY DRIVE AND PROSPER ROAD AND BEING APPROXIMATELY 26 FEET NORTH OF THE NORTHWEST CORNER OF A CURB INLET IN THE EAST CURB LINE OF LEGACY DRIVE.  
ELEVATION = 613.76' (NAVD '88)

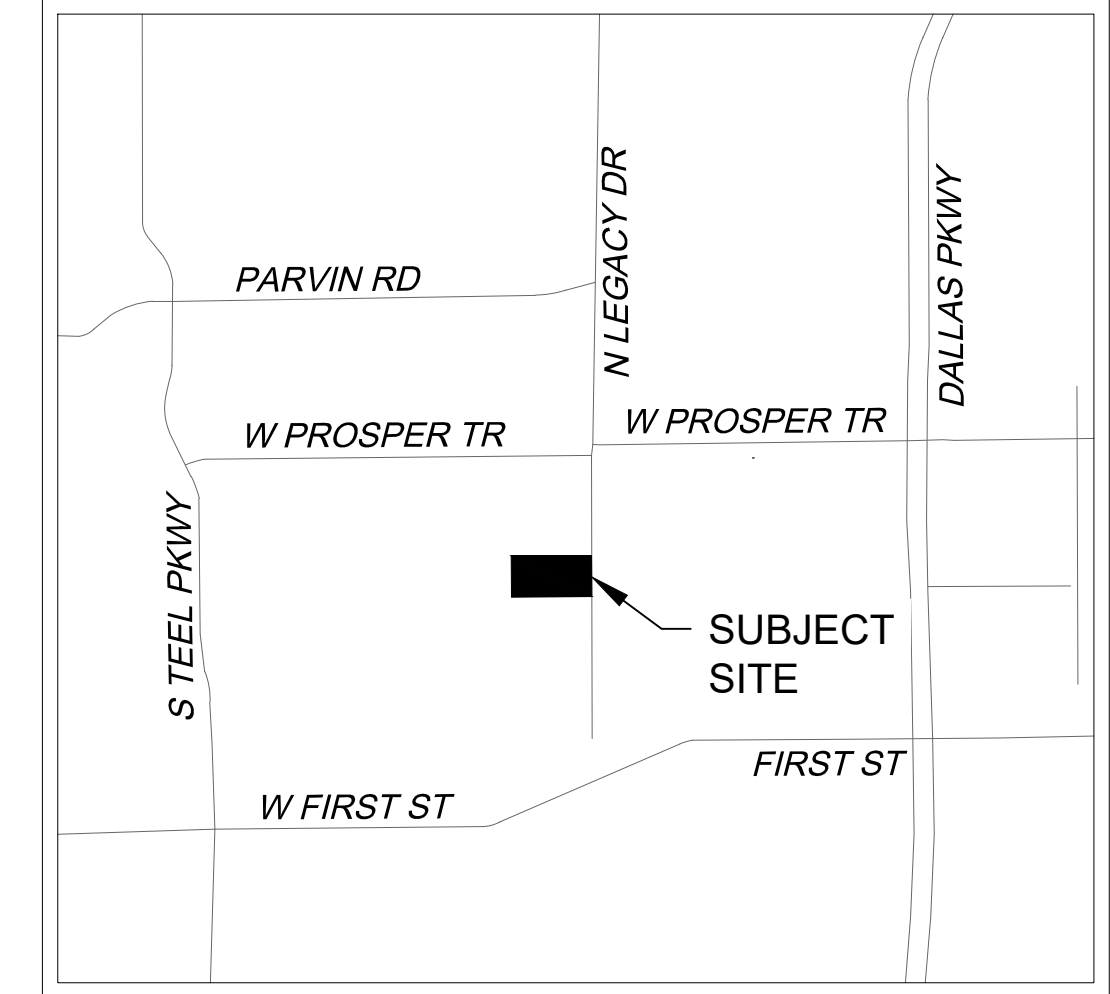
BM NO. 2 THE SITE BENCHMARK IS A 60D NAIL FOUND AT THE INTERSECTION OF LEGACY DRIVE AND PROSPER ROAD, SAME BEING THE NORTHEAST CORNER OF THE SITE.  
ELEVATION = 631.93' (NAVD '88)

**TOWN MONUMENT - PUBLISHED DATA FOR VERIFICATION PURPOSE**

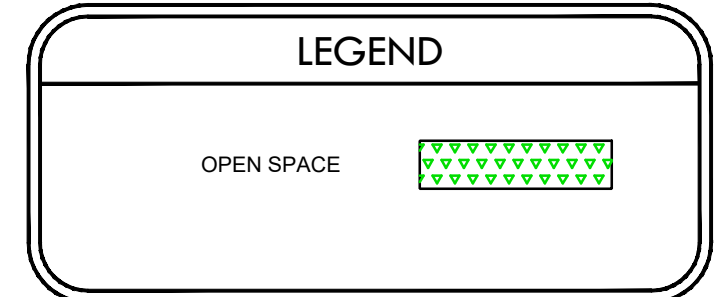
BM NO. 2 BRONZE DISK STAMPED "TOWN OF PROSPER SURVEY MONUMENT" LOCATED ON THE NORTHEAST CORNER OF A CURB INLET LYING ON THE EAST SIDE OF S. TEEL PARKWAY +/- 75' NORTH OF THE INTERSECTION OF S. TEEL PARKWAY AND GOVERNORS ISLAND WAY.  
ELEVATION = 584.10' (NAD '88)



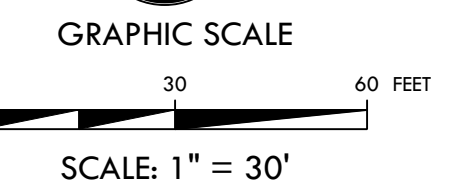
DATE: 3/18/2026



VICINITY MAP  
N.T.S.



OPEN SPACE DATA TABLE	
LOT 1R1 AREA (SF) / (ACRES)	50,643 / 1.1626
LOT 2R AREA (SF) / (ACRES)	64,793 / 1.4874
OPEN SPACE REQUIRED LOT 1R1 (7% OF LOT AREA SF)	3,545
OPEN SPACE PROVIDED LOT 1R1 (SF)	4,740
OPEN SPACE REQUIRED LOT 2R (7% OF LOT AREA SF)	4,536
OPEN SPACE PROVIDED LOT 2R (SF)	4,556



**OPEN SPACE PLAN**

**PROSPER RIDGE COMMERCIAL**  
BLOCK F, LOTS 1R  
1.16 ACRES  
J.H. DURRETT SURVEY,  
ABSTRACT NO. 350  
TOWN OF PROSPER,  
DENTON COUNTY, TEXAS  
PREPARATION DATE: 9/9/2025

**OWNER/APPLICANT**  
SAI LEGACY TRAILS LLC  
13483 GRAND ARBOR LN  
FRISCO, TEXAS 75038  
PH: 469-844-0304  
CONTACT: MURALI M KODEMALA

**ENGINEER**  
KIRKMAN ENGINEERING, LLC  
5200 STATE HIGHWAY 121  
COLLEYVILLE, TX 76034  
PH: 817-488-4950  
CONTACT: SHAWN T. WALDO, PE

**SURVEYOR**  
BARTON CHAPA SURVEYING  
5200 STATE HIGHWAY 121  
COLLEYVILLE, TX 76034  
PH: 817-964-1957  
CONTACT: JACK BARTON, RPLS

PROSPER RIDGE  
COMMERCIAL 1 & 2

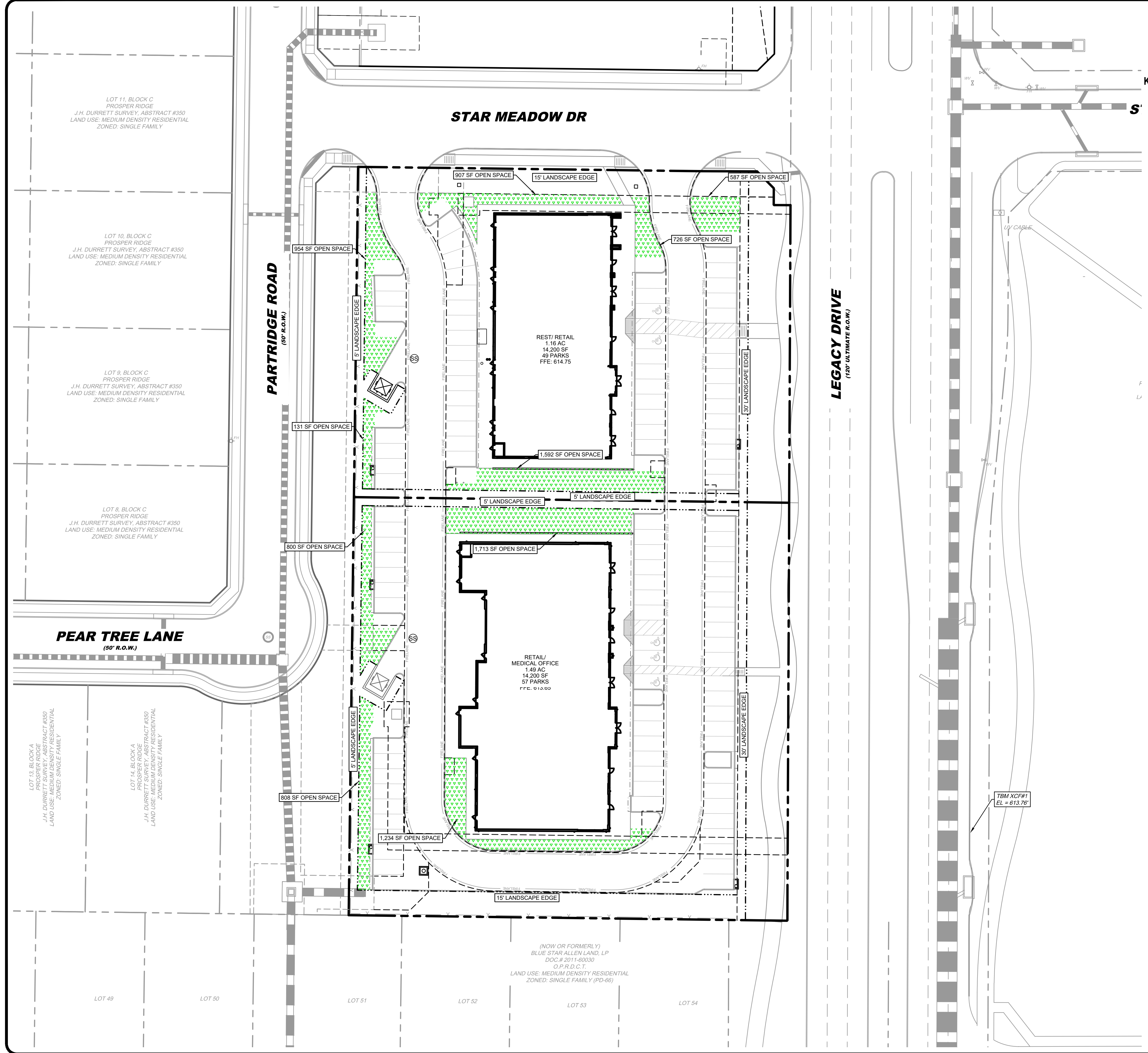
TOWN OF PROSPER  
DENTON COUNTY, TEXAS

REV.	DATE	DESCRIPTION

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

JOB NUMBER: MUR25001\_PROSPER F1  
ISSUE DATE: 4/7/2026

**OPEN SPACE PLAN**  
SHEET:  
**OS1**



FILENAME: C:\BOSCON\CONTROL\_MUR25001.dwg  
PLOTTER: HP DesignJet 5000  
PLOT DATE: 4/7/2026