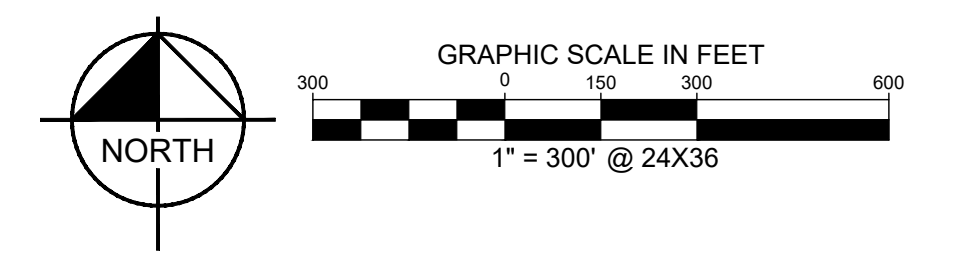
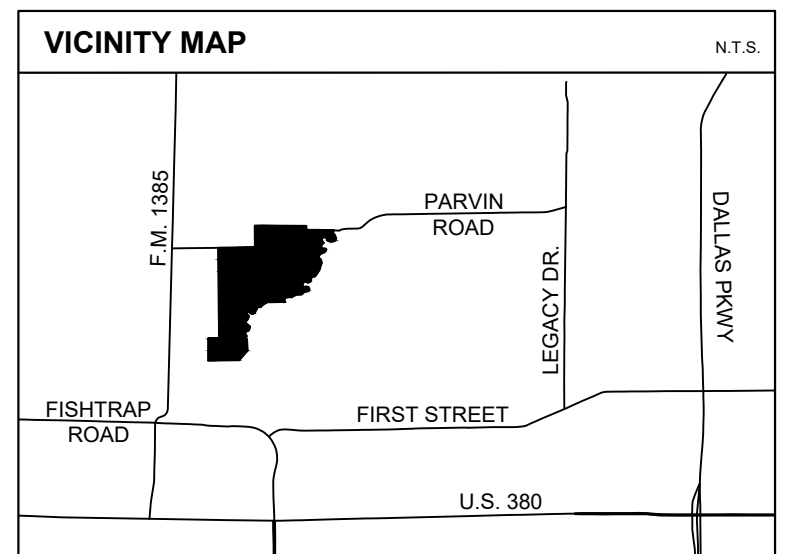
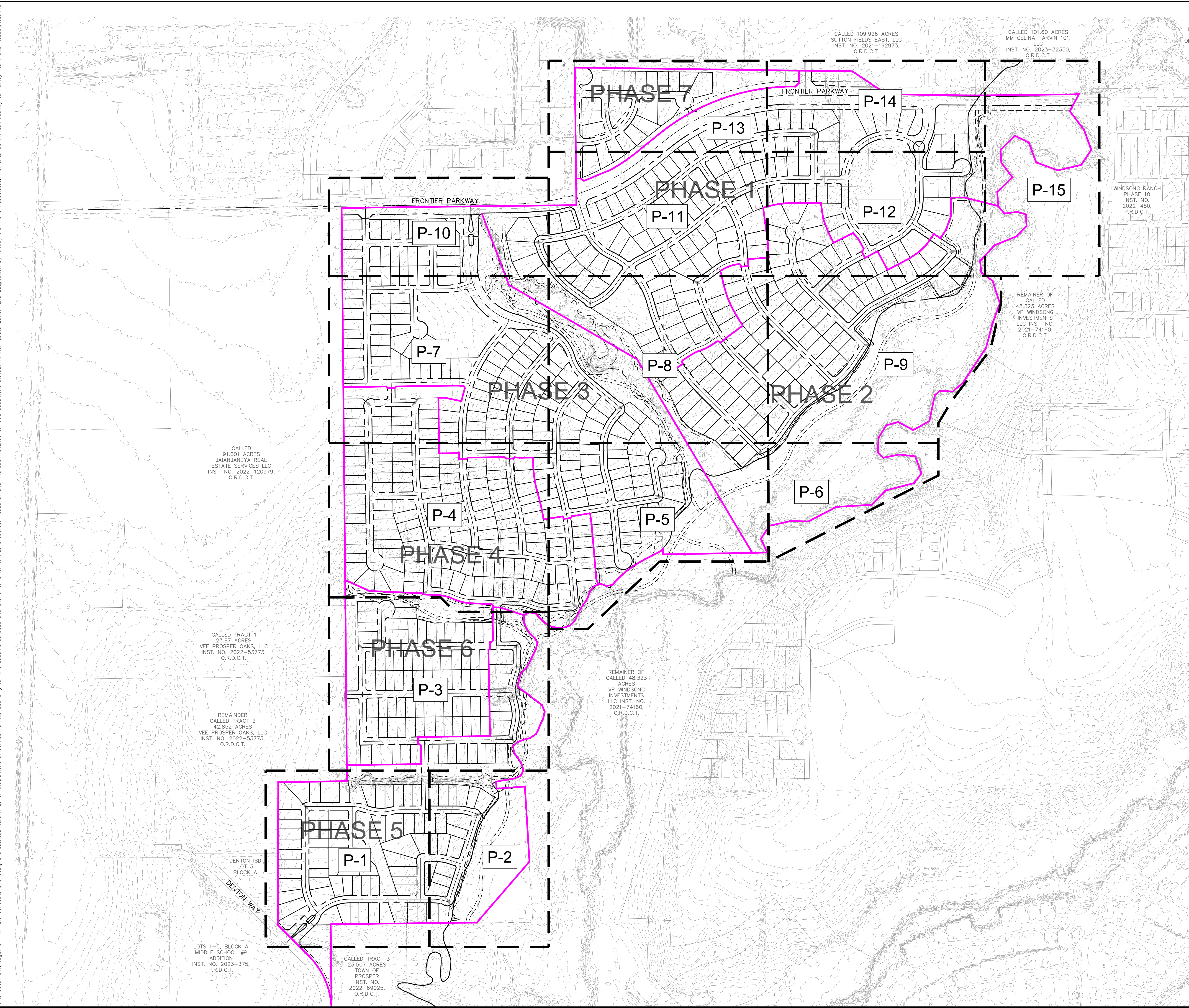


PREPARED BY: FRANKLIN, ANTHONY & ASSOCIATES, P.C. (F.A.A.)  
 DRAWN BY: KIMLEY-HORN AND ASSOCIATES, INC. (KHA)  
 LAST REVISED: 02/20/2026



**LEGEND**

D.R.D.C.T.	DEED RECORDS, DENTON COUNTY, TEXAS
O.R.D.C.T.	OFFICIAL RECORDS, DENTON COUNTY, TEXAS
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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
A.U.D.E.	ACCESS, UTILITY, & DRAINAGE EASEMENT
F.E.	FIRELANE EASEMENT
FFE MIN	MINIMUM FINISHED FLOOR ELEV.
L.H.B.E.	LANDSCAPE, HIKE & BIKE TRAIL EASEMENT
HOA	HOMEOWNER'S ASSOCIATION
OF	OPEN FENCE REQUIRED
P.W.M.E.	PRIVATE WALL MAINTENANCE EASEMENT
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
★	KEY LOT
←	DIRECTION OF HOME

DEVAPP-25-0140  
**PRELIMINARY PLAT**  
**FOR**  
**PROSPER OAKS**

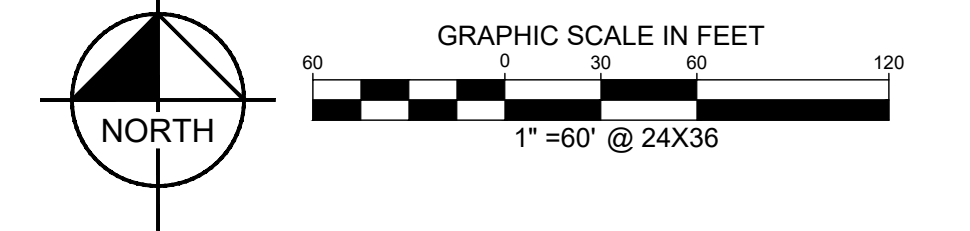
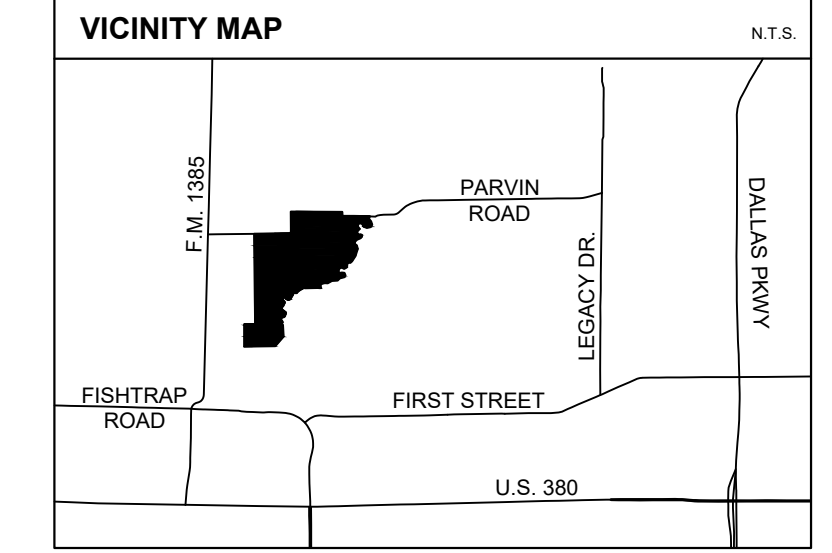
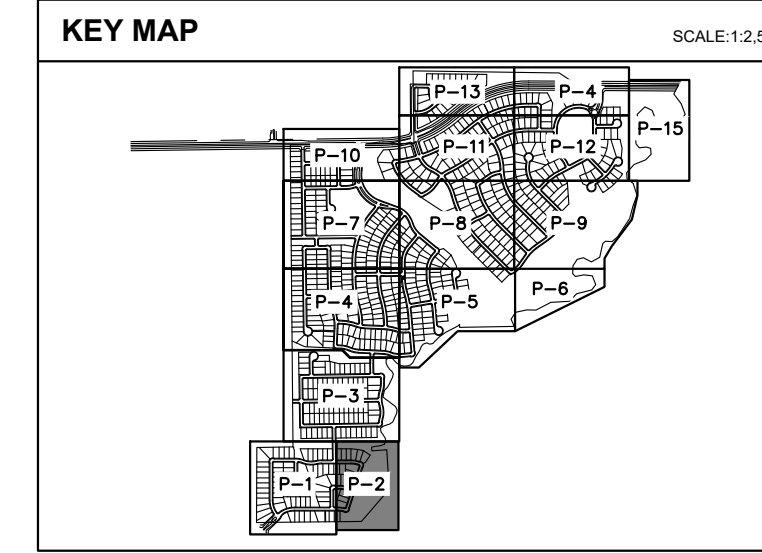
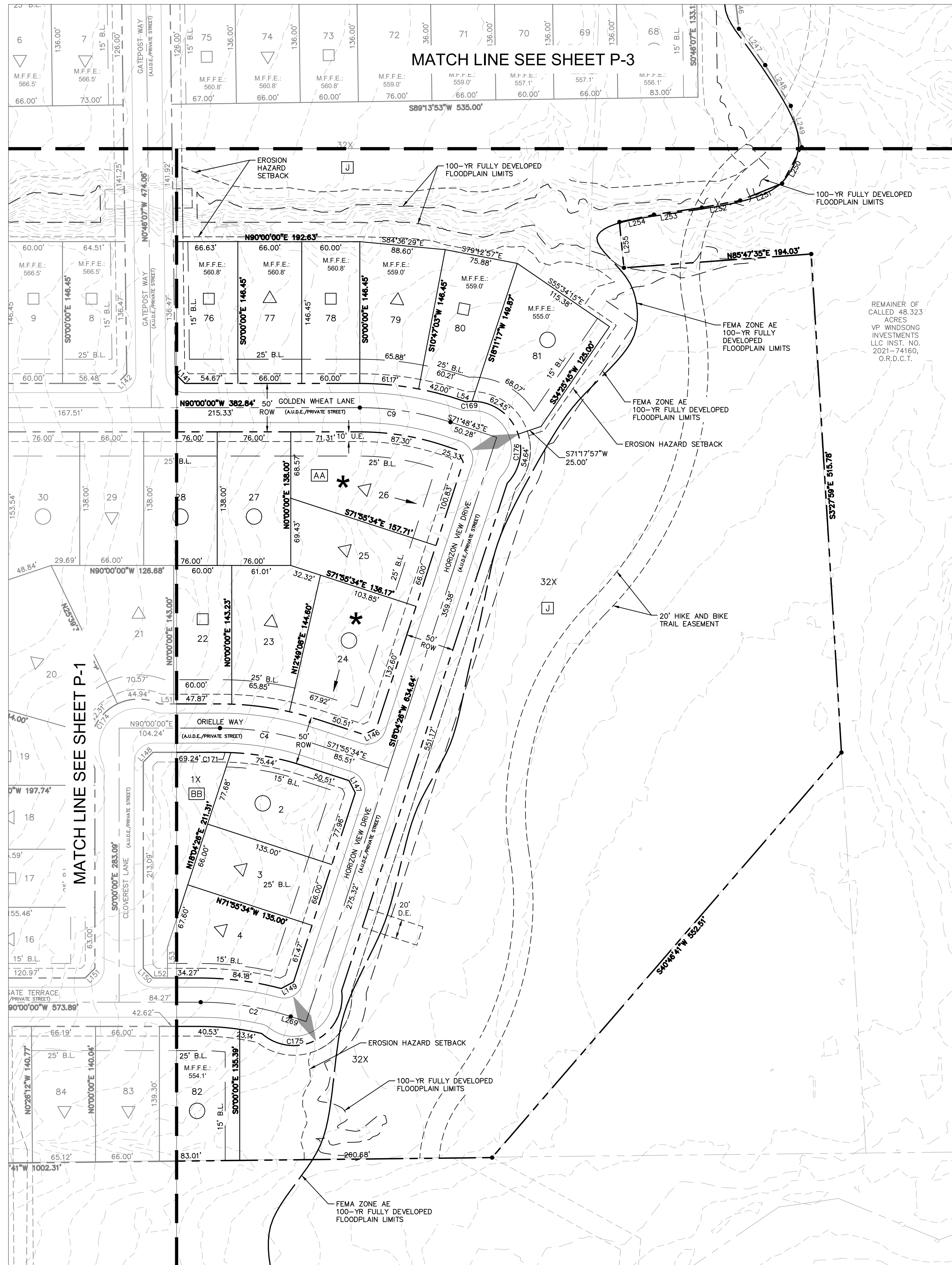
PD-134  
 730 RESIDENTIAL LOTS  
 BLOCK A: LOTS 1-26, 28-30; BLOCK B: LOTS 1-8; BLOCK C: LOTS 1-19; BLOCK D: LOTS 1-17; BLOCK E: LOTS 1-49; BLOCK G: LOTS 1-24; BLOCK H: LOTS 1-22; BLOCK I: LOTS 1-17; BLOCK J: LOTS 2-41; 43-48; 52-109;  
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 BLOCK U: LOTS 1-29; BLOCK V: LOTS 1-18; BLOCK W: LOTS 2-22, 24-34, 40-55; BLOCK X: LOTS 1-29; BLOCK Y: LOTS 1-29; BLOCK Z: LOTS 2-29; BLOCK AA: LOTS 1-14, 16-40; BLOCK BB: LOTS 1-4; BLOCK CC: LOTS 2-18; BLOCK DD: LOT 1; BLOCK EE: LOTS 2-4

18 COMMON (HOA) LOTS  
 BLOCK A: LOTS 27X; BLOCK E: LOTS 1X, 42X, 51X, 1110X; BLOCK K: LOTS 1X; BLOCK L: LOTS 1X; BLOCK O: LOTS 1X; BLOCK W: LOTS 1X, 23X, 39X; BLOCK Z: LOTS 1X, 30X; BLOCK AA: LOTS 15X; BLOCK BB: LOTS 1X; BLOCK CC: LOTS 1X; BLOCK EE: LOTS 1X; BLOCK FF: LOTS 1-2X; BLOCK GG: LOTS 1X; BLOCK HH: LOTS 1-2X; BLOCK II: LOTS 1X  
 BEING 375.111 ACRES

OUT OF THE  
 L. RUE SURVEY, ABSTRACT NO. 1110, H. RUE SURVEY, ABSTRACT NO. 1111  
 B. RUE SURVEY, ABSTRACT NO. 1113, P.R. RUE SURVEY, ABSTRACT NO. 1555  
 C. JACKSON SURVEY, ABSTRACT NO. 1546, F. WILKERSON SURVEY, ABSTRACT NO. 1411  
 J. MORTON SURVEY, ABSTRACT NO. 793, J. TEETER SURVEY, ABSTRACT NO. 1262  
 IN THE  
**TOWN OF PROSPER, DENTON COUNTY, TEXAS**

<b>OWNER:</b> Cana Capital Services, LLC 2061 S. Stemmons Fwy, Lewisville, TX 75067 Frontier 191 Landbank, LLC Suite 100 620 Mingo Court, Coppell, TX 75019 Denton Independent School District 1307 N Locust St. Denton, TX 76201	<b>DEVELOPER:</b> Toll Brothers, Inc. 2555 SW Grapevine Pkwy Suite 100 Grapevine, TX 76051 Tel: (864) 382-8692 Contact: Lexi Cassels	<b>ENGINEER/SURVEYOR:</b>  6160 Warren Parkway, Suite 210 Frisco, TX 75034 Tel: (972) 335-3580 Contact: SYLVANNA GUNAWAN, RPLS
<b>DESIGNED:</b> AEF <b>DRAWN:</b> AEF <b>CHECKED:</b> MRD <b>SCALE:</b> AS SHOWN <b>DATE:</b> FEB 2026 <b>KH PROJECT NO.:</b> 068625036	<b>P-0</b>	





**LEGEND**

D.R.D.C.T.	DEED RECORDS, DENTON COUNTY, TEXAS
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FFE MIN	MINIMUM FINISHED FLOOR ELEV.
L.H.B.E.	LANDSCAPE, HIKE & BIKE TRAIL EASEMENT
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OF	OPEN FENCE REQUIRED
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W.E.	WATER EASEMENT
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★	KEY LOT
→	DIRECTION OF HOME

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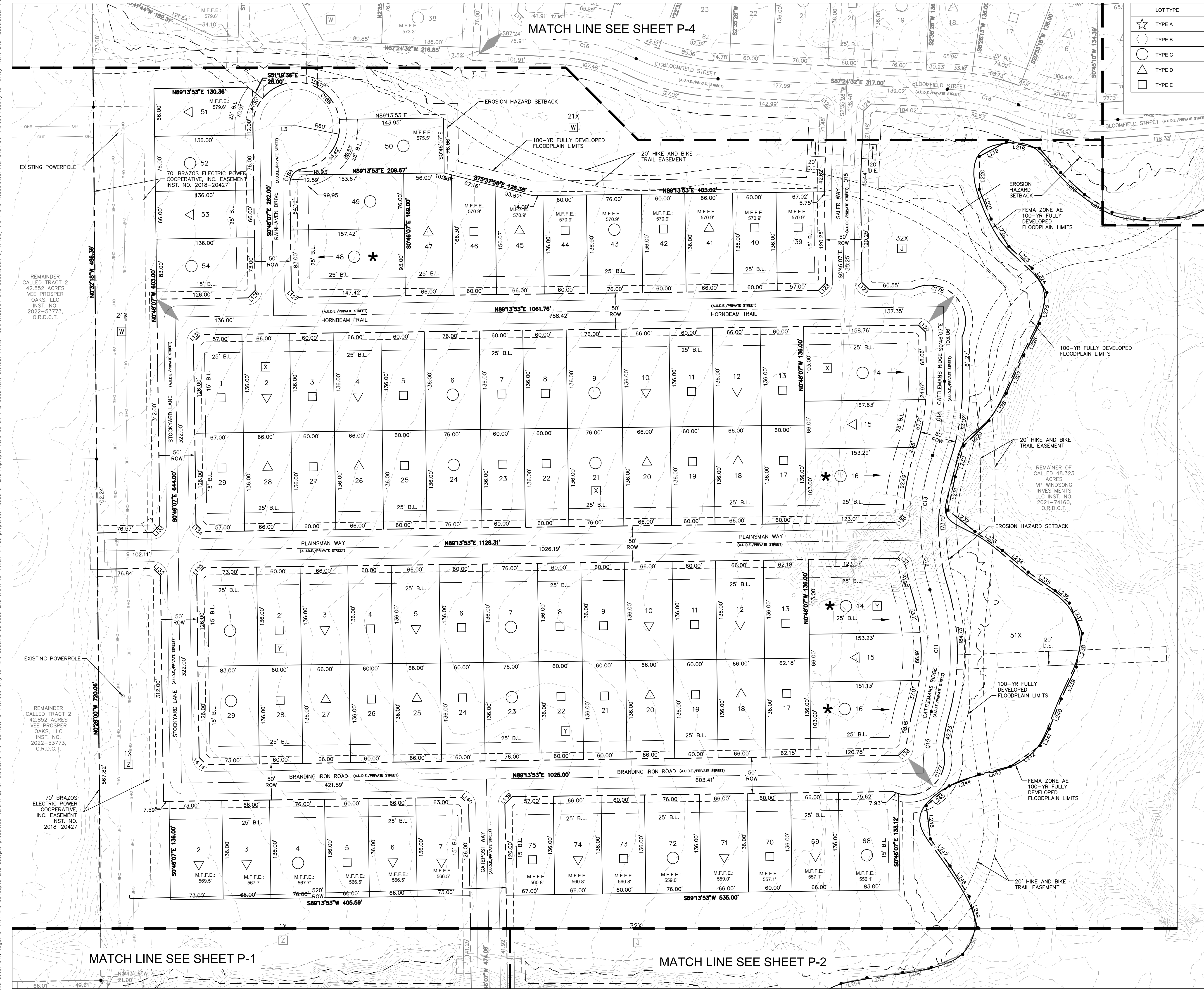
DEVAPP-25-0140  
**PRELIMINARY PLAT FOR PROSPER OAKS**  
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 J. MORTON SURVEY, ABSTRACT NO. 793, J. TEETER SURVEY, ABSTRACT NO. 1262  
 IN THE  
**TOWN OF PROSPER, DENTON COUNTY, TEXAS**

LOT TYPE	MIN. AREA REQUIRED (SQ. FT.)
☆ TYPE A	12,500
○ TYPE B	10,000
○ TYPE C	10,000
△ TYPE D	8,800
□ TYPE E	7,500

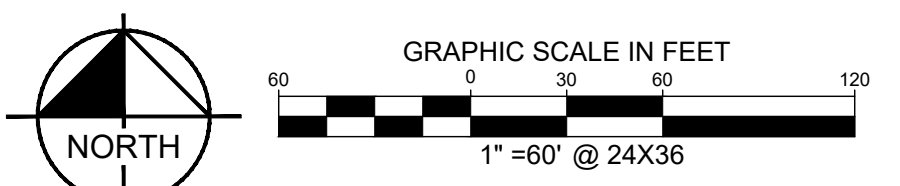
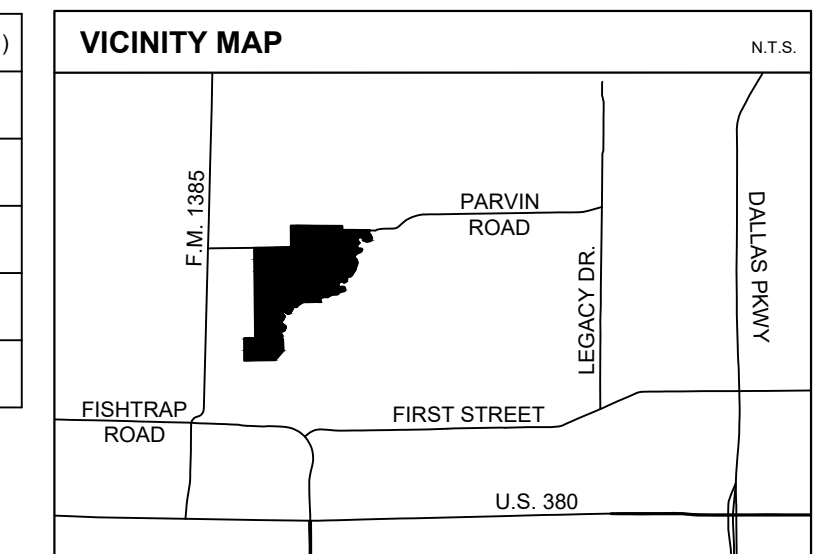
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<b>DESIGNED:</b> AEF	<b>DRAWN:</b> AEF	<b>CHECKED:</b> MPD	<b>SCALE:</b> AS SHOWN	<b>DATE:</b> FEB 2026	<b>KH PROJECT NO.:</b> 068625036	<b>P-2</b>

PREPARED BY: KIMLEY-HORN AND ASSOCIATES, INC. (KHA) PROJECT NO. 25-0140-01  
 DATE: 02/20/26  
 DRAWN BY: AEF  
 CHECKED BY: MPD  
 SCALE: AS SHOWN  
 DATE: FEB 2026  
 PROJECT NO: 068625036  
 SHEET: P-2  
 This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

DRAWN BY: KIMLEY-HORN AND ASSOCIATES, INC. DATE: 02/20/2026  
 CHECKED BY: KIMLEY-HORN AND ASSOCIATES, INC. DATE: 02/20/2026  
 PROJECT NO.: 2022-53773, O.R.D.C.T.



LOT TYPE	MIN. AREA REQUIRED (SQ. FT.)
TYPE A	12,500
TYPE B	10,000
TYPE C	10,000
TYPE D	8,800
TYPE E	7,500

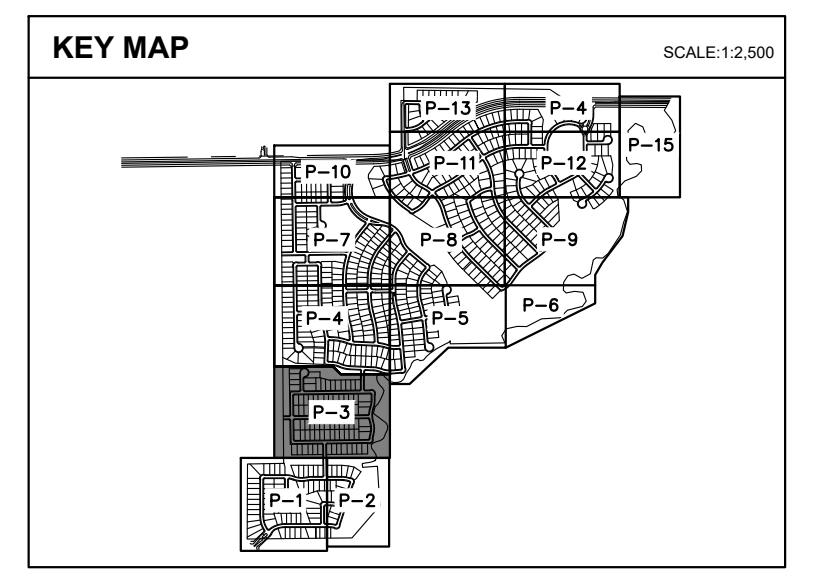


### LEGEND

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 PD-134  
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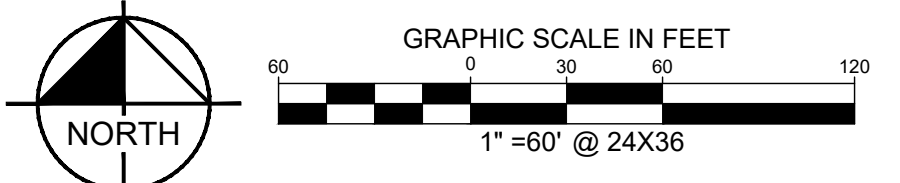
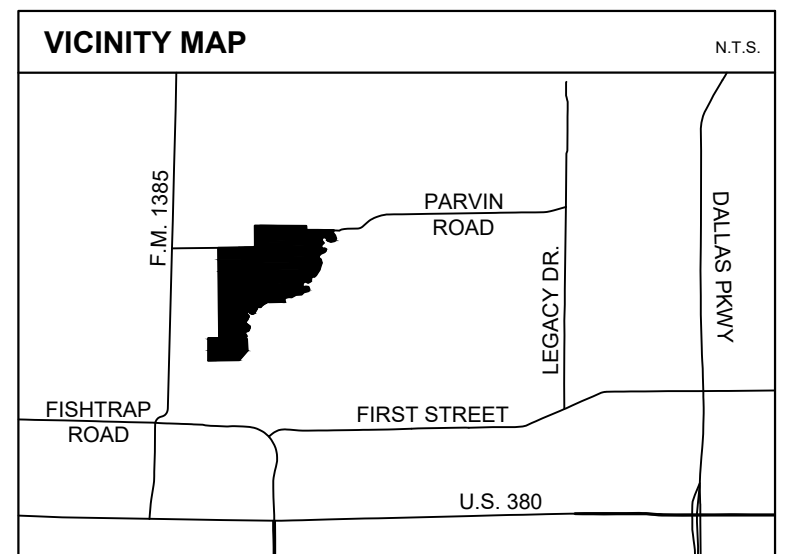
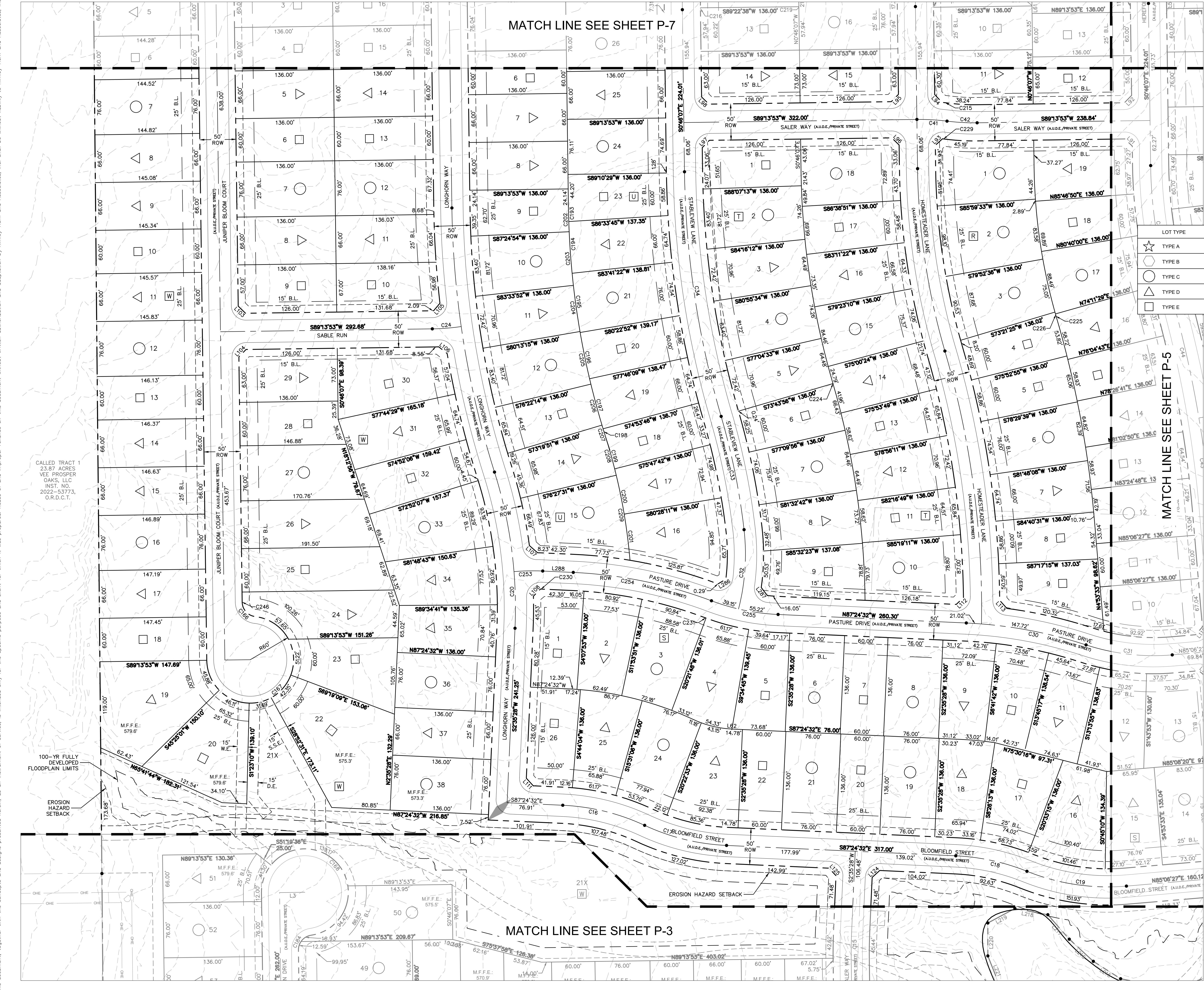
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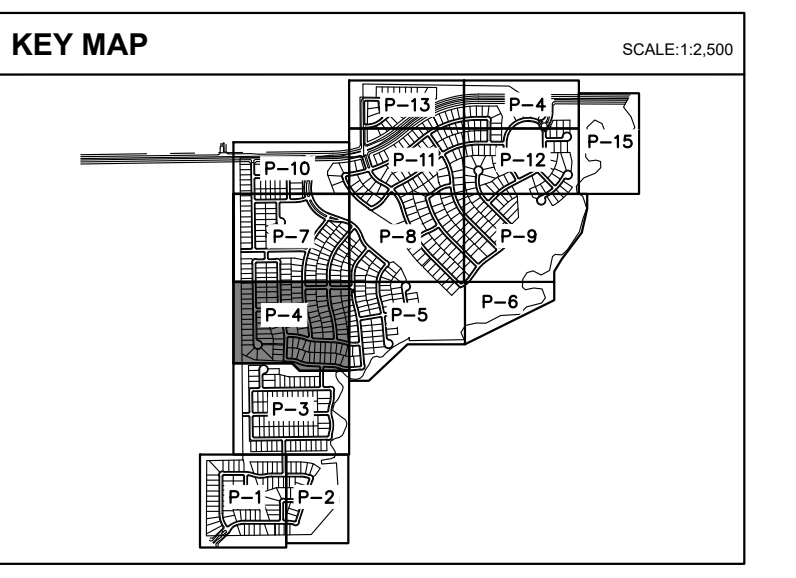
PREPARED BY: FRANKLIN, ANTHONY & ASSOCIATES, P.C.  
 DRAWN BY: KIMLEY-HORN AND ASSOCIATES, INC.  
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**LEGEND**

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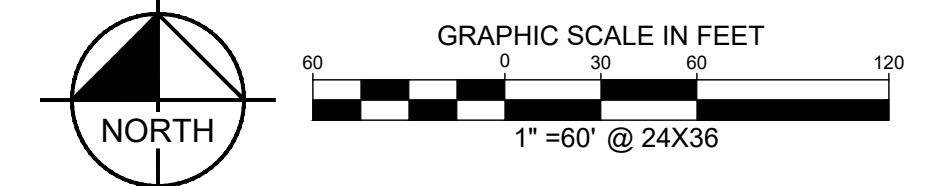
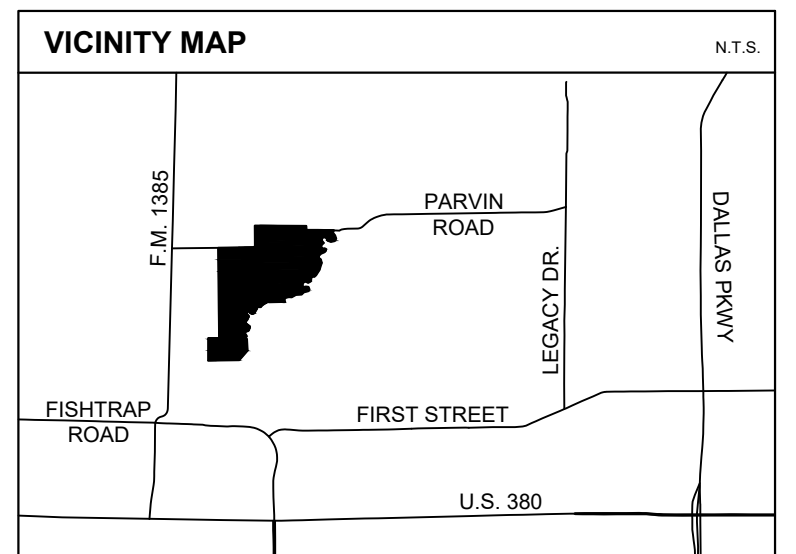
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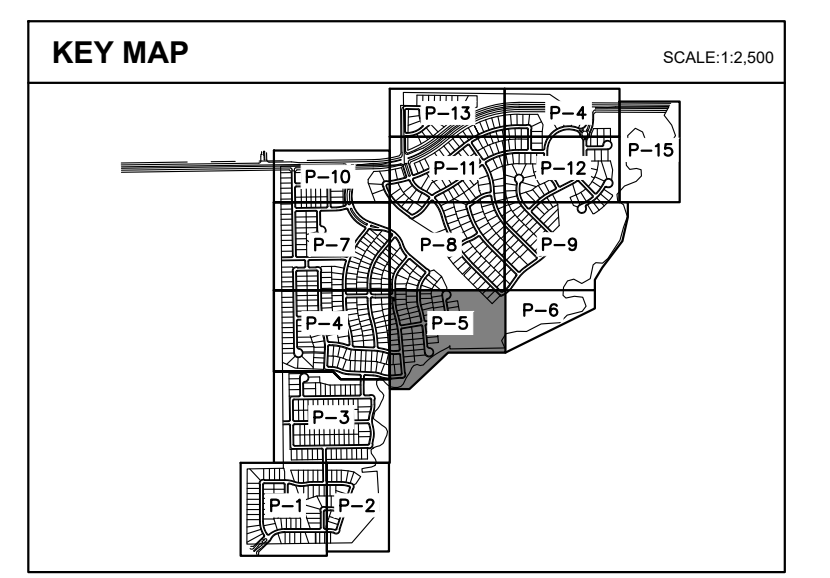
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 IN THE  
**TOWN OF PROSPER, DENTON COUNTY, TEXAS**

<b>OWNER:</b> Cana Capital Services, LLC 2061 S. Stemmons Fwy, Lewisville, TX 75067	<b>DEVELOPER:</b> Toll Brothers, Inc. 2555 SW Grapevine Pkwy Suite 100 Frisco, TX 75034 Tel: (864) 382-8692	<b>ENGINEER/SURVEYOR:</b> <b>Kimley-Horn</b> 6180 Warren Parkway, Suite 210 Frisco, TX 75034 Tel: (972) 335-3580 Contact: SYLVIANNA GUNAWAN, RPLS
<b>DESIGNED:</b> AEF	<b>DRAWN:</b> AEF	<b>CHECKED:</b> MPD
<b>SCALE:</b> AS SHOWN	<b>DATE:</b> FEB 2026	<b>KH PROJECT NO.:</b> 068262036

MATCH LINE SEE SHEET P-8

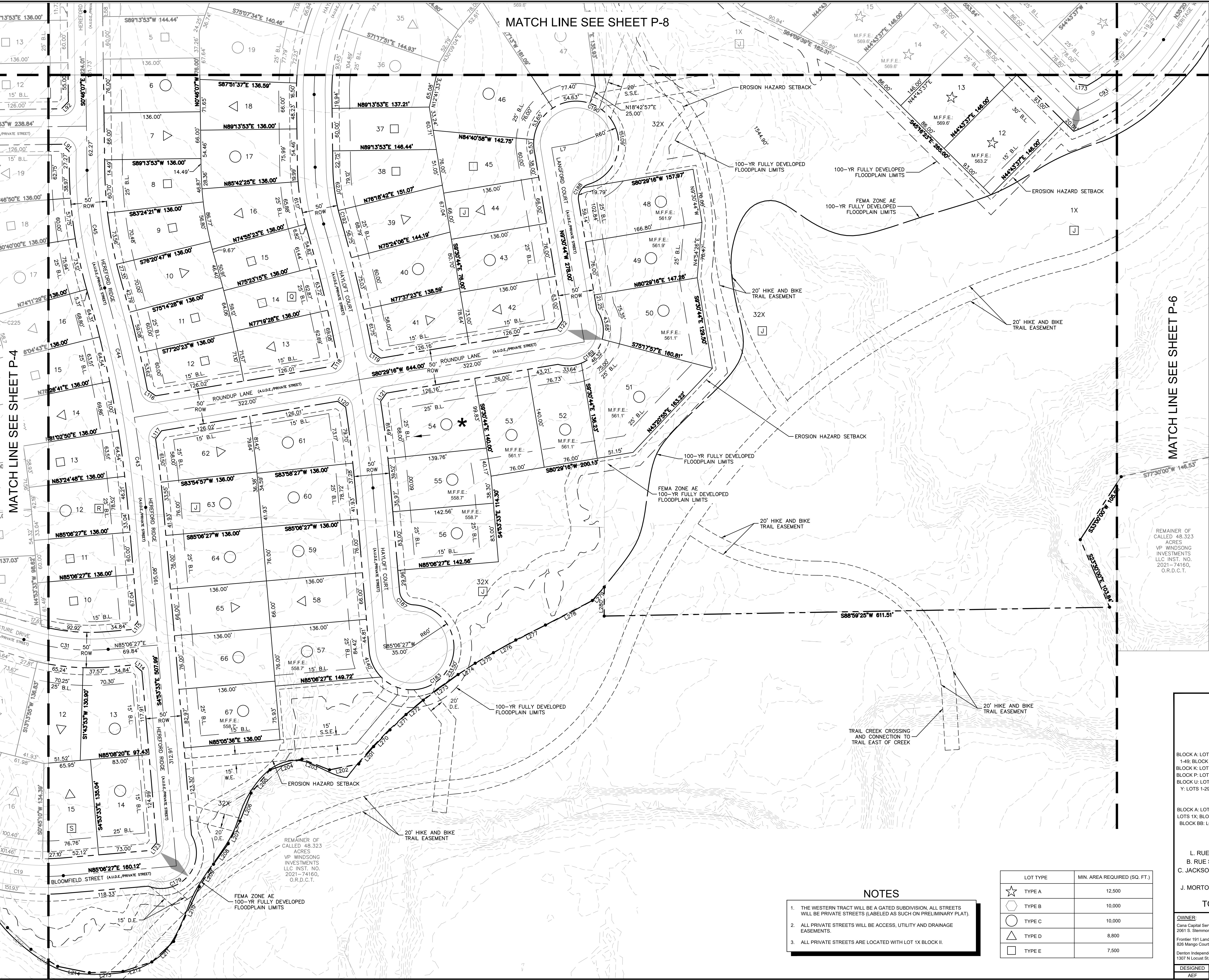


LEGEND table listing symbols for various features like D.R.D.C.T., O.R.D.C.T., P.R.D.C.T., CMF, CMS, IPF, IRF, IRFC, IRSC, MNF, MNS, XF, XS, A.E., A.U.E., B.L., W.M.E., D.E., D.D.E., A.U.D.E., F.E., FFE MIN, L.H.B.E., HOA, OF, P.W.M.E., S.E., S.S.E., S.U.E., S.W.E., U.E., W.E., KEY LOT, and DIRECTION OF HOME.



MATCH LINE SEE SHEET P-4

MATCH LINE SEE SHEET P-6



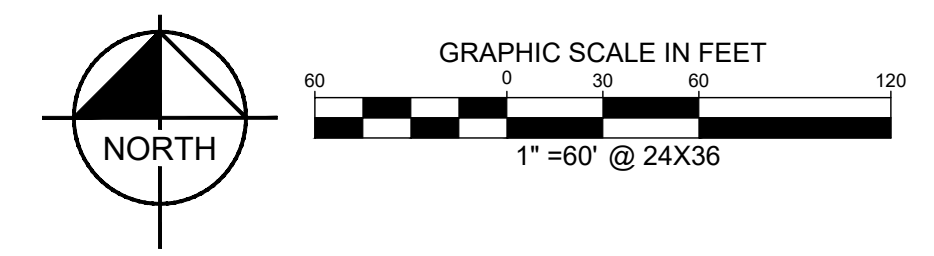
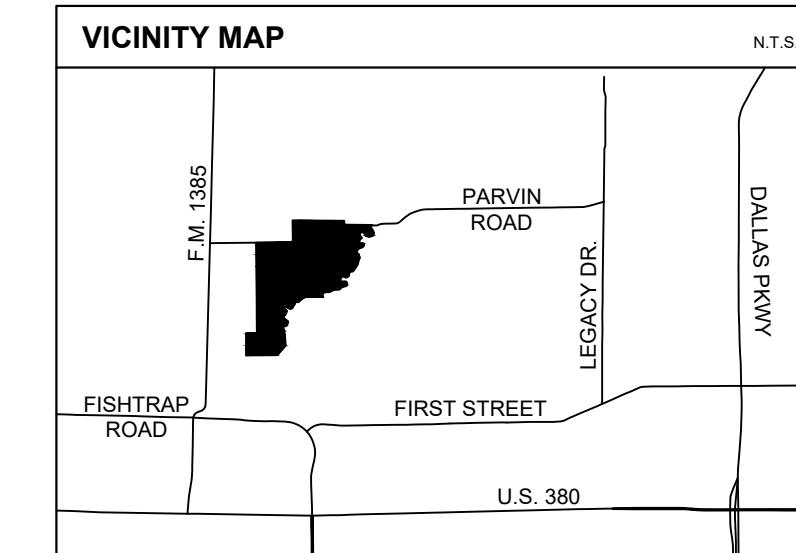
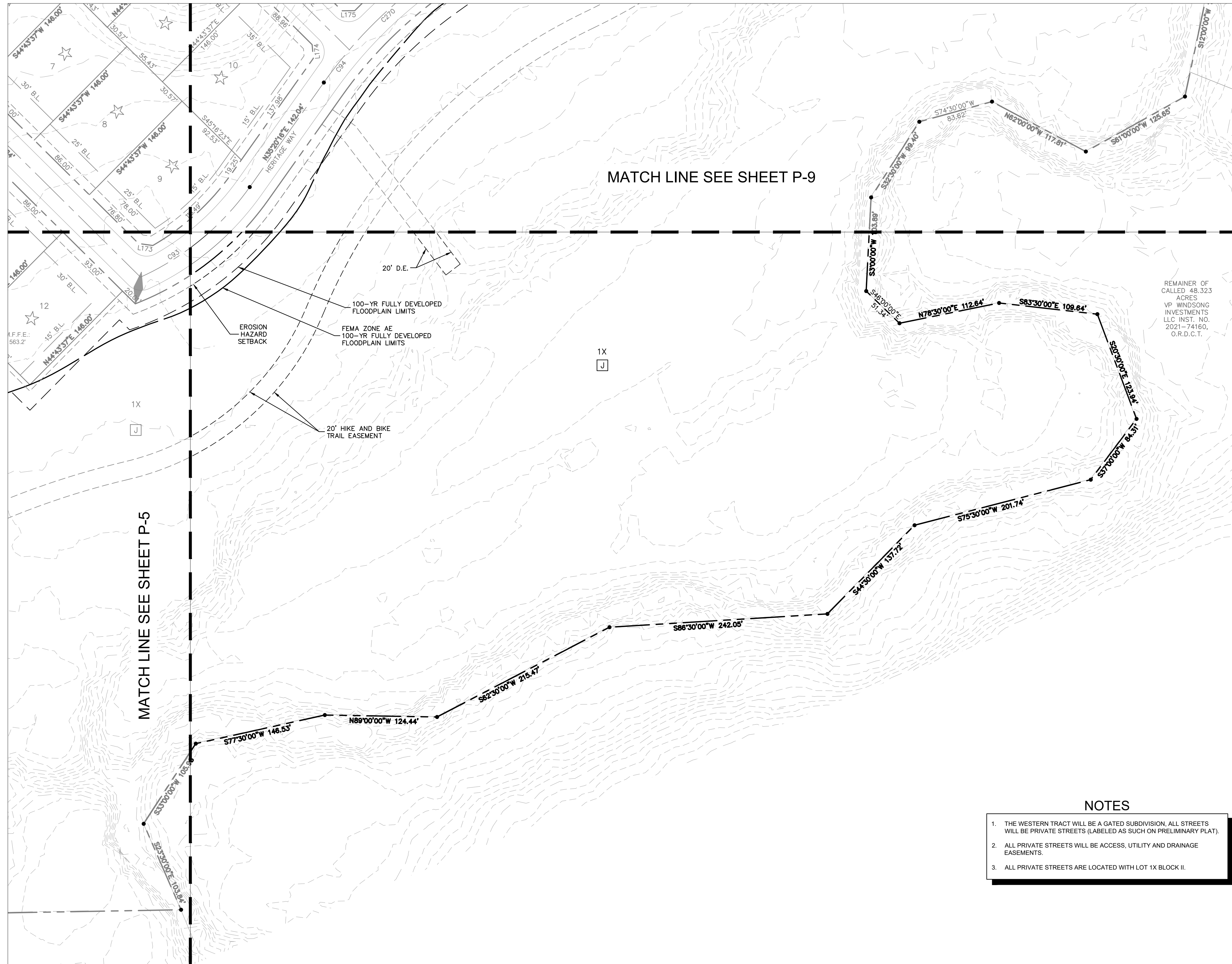
- NOTES: 1. THE WESTERN TRACT WILL BE A GATED SUBDIVISION... 2. ALL PRIVATE STREETS WILL BE ACCESS, UTILITY AND DRAINAGE EASEMENTS... 3. ALL PRIVATE STREETS ARE LOCATED WITH LOT 1X BLOCK II.

Table with columns LOT TYPE and MIN. AREA REQUIRED (SQ. FT.) listing types A through E and their respective area requirements.

DEVELOPER INFORMATION: PRELIMINARY PLAN FOR PROSPER OAKS, 730 RESIDENTIAL LOTS, 18 COMMON (HOA) LOTS, and contact information for Kimley-Horn.

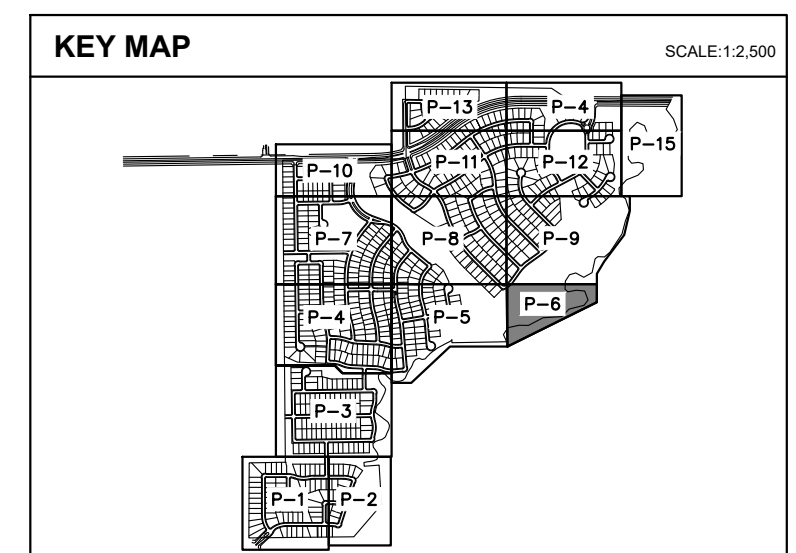
VERTICAL BY: KIMLEY-HORN AND ASSOCIATES, INC. DATE: 02/20/2026. This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared.

PREPARED BY: KIMLEY-HORN AND ASSOCIATES, INC. DATE: 02/20/2026  
 DRAWN BY: KIMLEY-HORN AND ASSOCIATES, INC. DATE: 02/20/2026  
 CHECKED BY: KIMLEY-HORN AND ASSOCIATES, INC. DATE: 02/20/2026  
 LAST SAVE: KIMLEY-HORN AND ASSOCIATES, INC. DATE: 02/20/2026  
 This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



**LEGEND**

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IRF	IRON ROD FOUND
IRFC	IRON ROD WITH CAP FOUND
IRSC	IRON ROD WITH "KH" 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
A.U.D.E.	ACCESS, UTILITY, & DRAINAGE EASEMENT
F.E.	FIRELANE EASEMENT
FFE MIN	MINIMUM FINISHED FLOOR ELEV.
L.H.B.E.	LANDSCAPE, HIKE & BIKE TRAIL EASEMENT
HOA	HOMEOWNER'S ASSOCIATION
OF	OPEN FENCE REQUIRED
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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
★	KEY LOT
←	DIRECTION OF FLOW



- NOTES**
1. THE WESTERN TRACT WILL BE A GATED SUBDIVISION, ALL STREETS WILL BE PRIVATE STREETS (LABELED AS SUCH ON PRELIMINARY PLAT).
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  3. ALL PRIVATE STREETS ARE LOCATED WITH LOT 1X BLOCK II.

LOT TYPE	MIN. AREA REQUIRED (SQ. FT.)
☆ TYPE A	12,500
○ TYPE B	10,000
○ TYPE C	10,000
△ TYPE D	8,800
□ TYPE E	7,500

DEVAPP-25-0140  
**PRELIMINARY PLAT**  
**FOR**  
**PROSPER OAKS**  
 PD-134  
 730 RESIDENTIAL LOTS

BLOCK A: LOTS 1-26; BLOCK B: LOTS 1-8; BLOCK C: LOTS 1-19; BLOCK D: LOTS 1-17; BLOCK E: LOTS 1-49; BLOCK G: LOTS 1-24; BLOCK H: LOTS 1-22; BLOCK I: LOTS 1-17; BLOCK J: LOTS 2-41, 43-48, 52-109; BLOCK K: LOTS 2-13; BLOCK L: LOTS 2-17; BLOCK M: LOTS 1-12; BLOCK N: LOTS 1-24; BLOCK O: LOTS 2-27; BLOCK P: LOTS 1-19; BLOCK Q: LOTS 1-22; BLOCK R: LOTS 1-19; BLOCK S: LOTS 1-26; BLOCK T: LOTS 1-18; BLOCK U: LOTS 1-29; BLOCK V: LOTS 1-18; BLOCK W: LOTS 2-22, 24-34, 40-55; BLOCK X: LOTS 1-29; BLOCK Y: LOTS 1-29; BLOCK Z: LOTS 2-29; BLOCK AA: LOTS 1-14, 16-40; BLOCK BB: LOTS 1-4; BLOCK CC: LOTS 2-18; BLOCK DD: LOT 1; BLOCK EE: LOTS 2-4

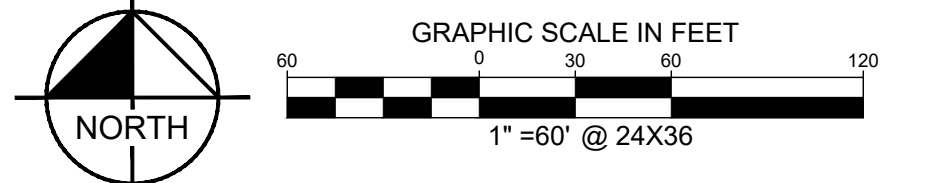
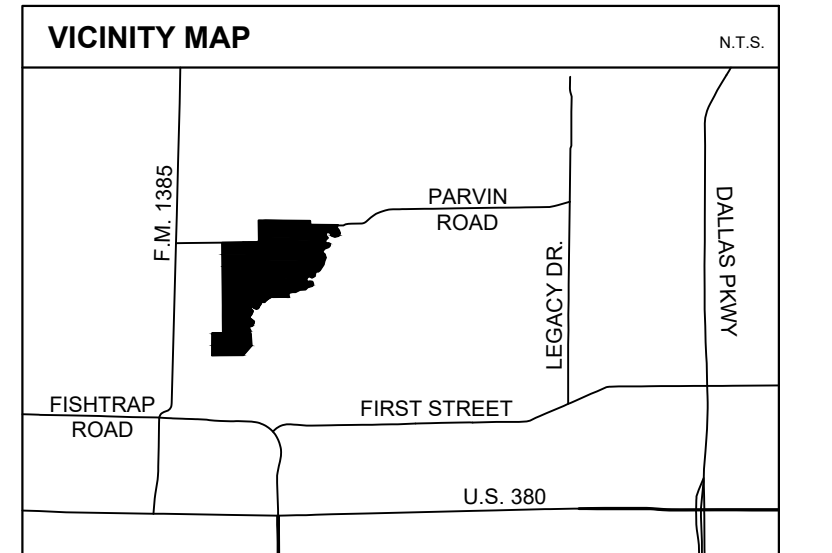
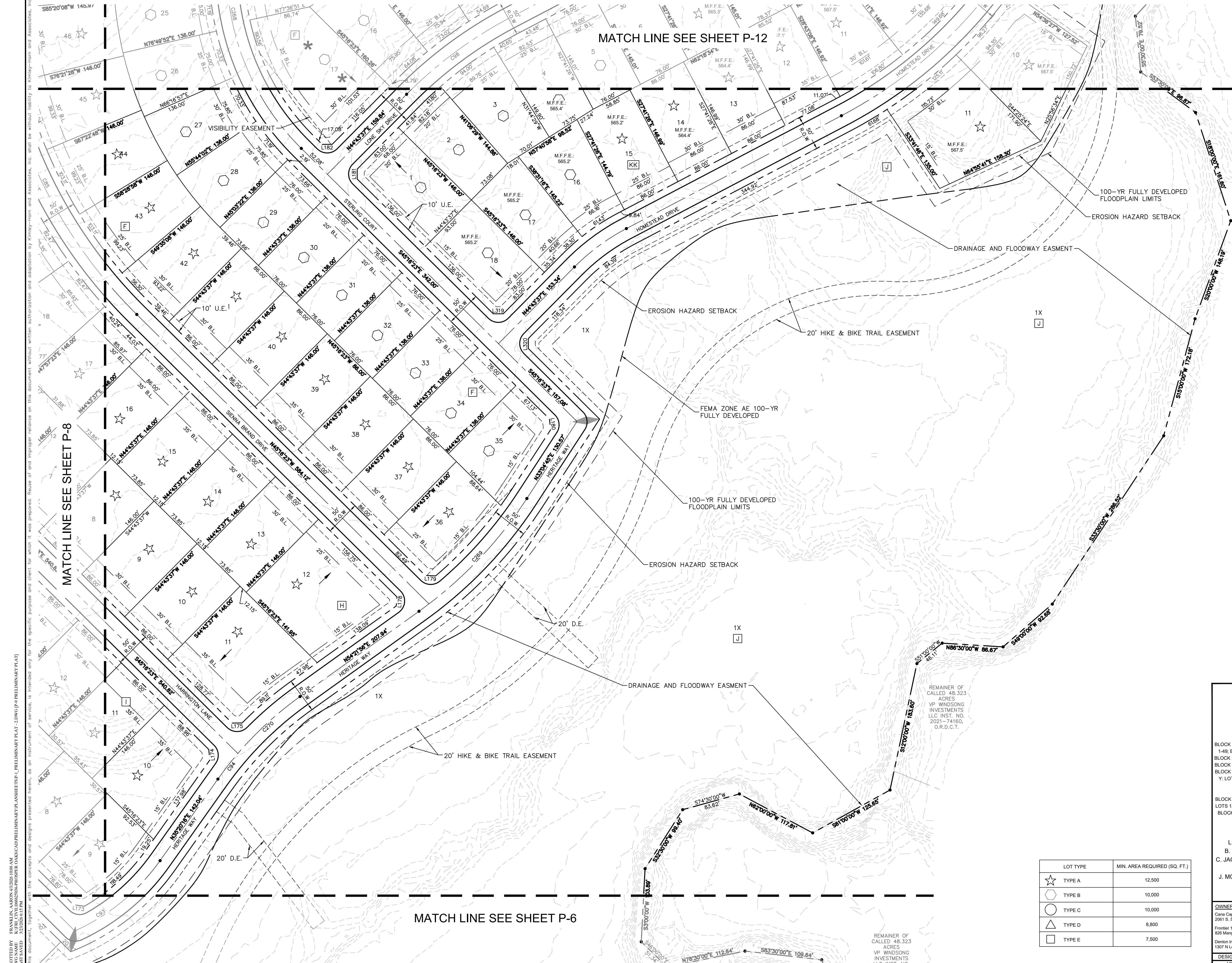
18 COMMON (HOA) LOTS  
 BLOCK A: LOTS 27X; BLOCK E: LOTS 1X; BLOCK J: LOTS 1X; 42X; 51X; 110X; BLOCK K: LOTS 1X; BLOCK L: LOTS 1X; BLOCK O: LOTS 1X; BLOCK W: LOTS 1X; 23X; 39X; BLOCK Z: LOTS 1X; 30X; BLOCK AA: LOTS 15X; BLOCK BB: LOTS 1X; BLOCK CC: LOTS 1X; BLOCK EE: LOTS 1X; BLOCK FF: LOTS 1-2X; BLOCK GG: LOTS 1X; BLOCK HH: LOTS 1-2X; BLOCK II: LOTS 1X  
 BEING 375.111 ACRES

OUT OF THE  
 L. RUE SURVEY, ABSTRACT NO. 1110, H. RUE SURVEY, ABSTRACT NO. 1111  
 B. RUE SURVEY, ABSTRACT NO. 1113, P.R. RUE SURVEY, ABSTRACT NO. 1555  
 C. JACKSON SURVEY, ABSTRACT NO. 1546, F. WILKERSON SURVEY, ABSTRACT NO. 1411  
 J. MORTON SURVEY, ABSTRACT NO. 793, J. TEETER SURVEY, ABSTRACT NO. 1262  
 IN THE  
**TOWN OF PROSPER, DENTON COUNTY, TEXAS**

<b>OWNER:</b> Cana Capital Services, LLC 2061 S. Stemmons Fwy, Lewisville, TX 75067 Suite 100 Frontier 191 Landbank, LLC 820 Mingo Court, Coppell, TX 75019 Denton Independent School District 1307 N. Locust St. Denton, TX 76201	<b>DEVELOPER:</b> Toll Brothers, Inc. 2555 SW Grapevine Pkwy Suite 100 Grapevine, TX 76051 Tel: (864) 382-8692 Contact: Lexi Cassels	<b>ENGINEER/SURVEYOR:</b>  6160 Warren Parkway, Suite 210 Frisco, TX 75034 Tel: (972) 335-3590 Contact: SYLVIANNA GUNAWAN, RPLS
<b>DESIGNED:</b> AEF <b>DRAWN:</b> AEF <b>CHECKED:</b> MPD <b>SCALE:</b> AS SHOWN <b>DATE:</b> FEB 2026	<b>KH PROJECT NO.:</b> 068625036 <b>PAGE:</b> P-6	

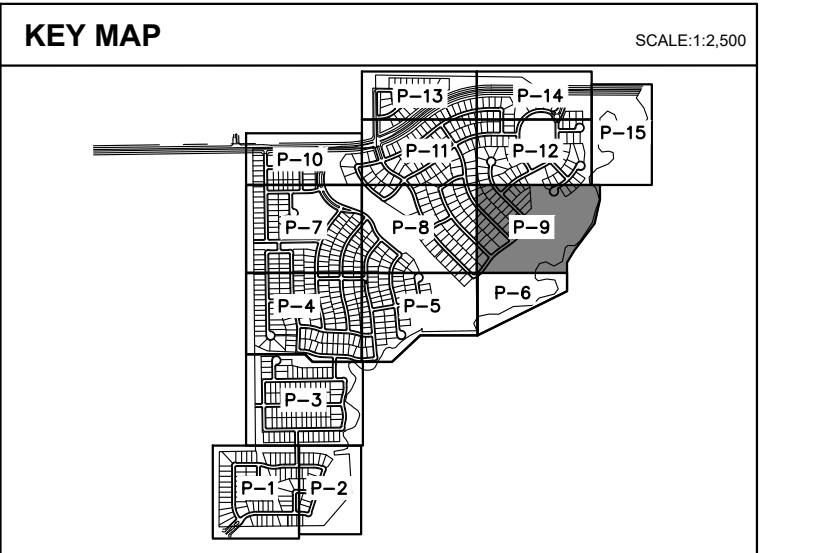






**LEGEND**

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- CMS CONCRETE MONUMENT SET
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- MNS MAG NAIL SET
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- XS "X" CUT SET
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- 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
- A.U.D.E. ACCESS, UTILITY, & DRAINAGE EASEMENT
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- L.H.B.E. LANDSCAPE, HIKE & BIKE TRAIL EASEMENT
- L.S.E. LANDSCAPE EASEMENT
- HOA HOMEOWNERS ASSOCIATION OF
- P.W.M.E. PRIVATE WALL MAINTENANCE EASEMENT
- 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
- ★ KEY LOT
- DIRECTION OF HOME



**NOTES**

1. THE WESTERN TRACT WILL BE A GATED SUBDIVISION. ALL STREETS WILL BE PRIVATE STREETS (LABELED AS SUCH ON PRELIMINARY PLAT).
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**PRELIMINARY PLAT FOR PROSPER OAKS**

DEVAPP-25-0140  
 730 RESIDENTIAL LOTS  
 BLOCK A: LOTS 1-26, 26-30; BLOCK B: LOTS 1-8; BLOCK C: LOTS 1-19; BLOCK D: LOTS 1-17; BLOCK E: LOTS 1-49; BLOCK G: LOTS 1-24; BLOCK H: LOTS 1-22; BLOCK I: LOTS 1-17; BLOCK J: LOTS 2-41, 43-48, 52-109; BLOCK K: LOTS 2-13; BLOCK L: LOTS 2-17; BLOCK M: LOTS 1-12; BLOCK N: LOTS 1-24; BLOCK O: LOTS 2-27; BLOCK P: LOTS 1-19; BLOCK Q: LOTS 1-22; BLOCK R: LOTS 1-19; BLOCK S: LOTS 1-26; BLOCK T: LOTS 1-18; BLOCK U: LOTS 1-18; BLOCK V: LOTS 1-18; BLOCK W: LOTS 2-22, 24-34, 40-55; BLOCK X: LOTS 1-29; BLOCK Y: LOTS 1-29; BLOCK Z: LOTS 2-29; BLOCK AA: LOTS 1-14, 16-40; BLOCK BB: LOTS 1-4; BLOCK CC: LOTS 2-18; BLOCK DD: LOT 1; BLOCK EE: LOTS 2-4  
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 BEING 375.111 ACRES  
 OUT OF THE  
 L. RUE SURVEY, ABSTRACT NO. 1110, H. RUE SURVEY, ABSTRACT NO. 1111  
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LOT TYPE	MIN. AREA REQUIRED (SQ. FT.)
☆ TYPE A	12,500
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**OWNER:**  
 Cana Capital Services, LLC  
 2061 S. Stemmons Fwy, Lewisville, TX 75067

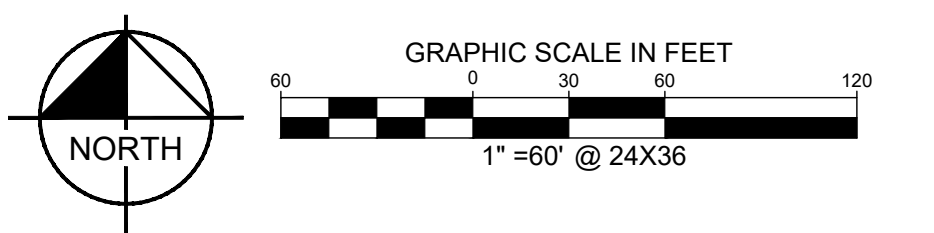
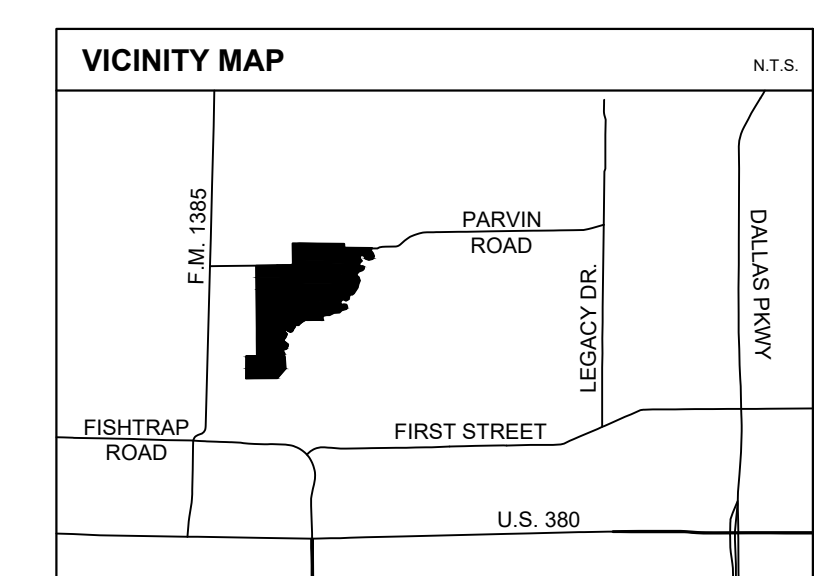
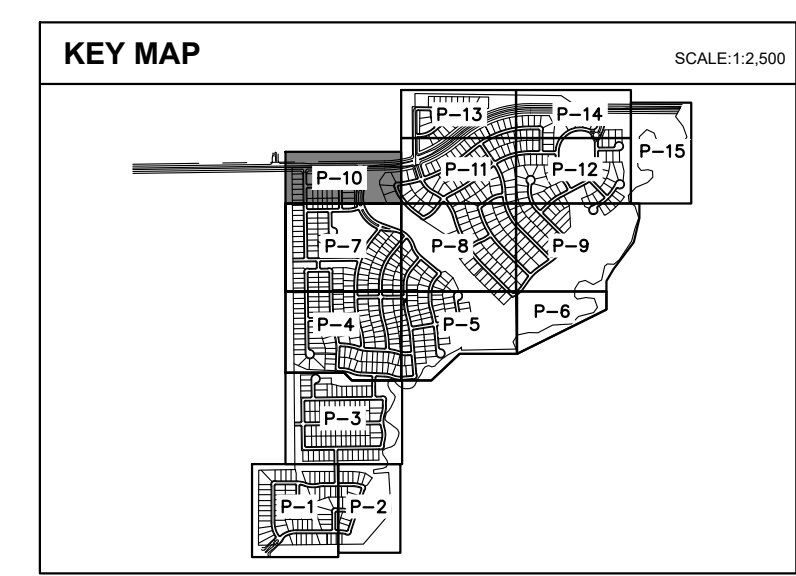
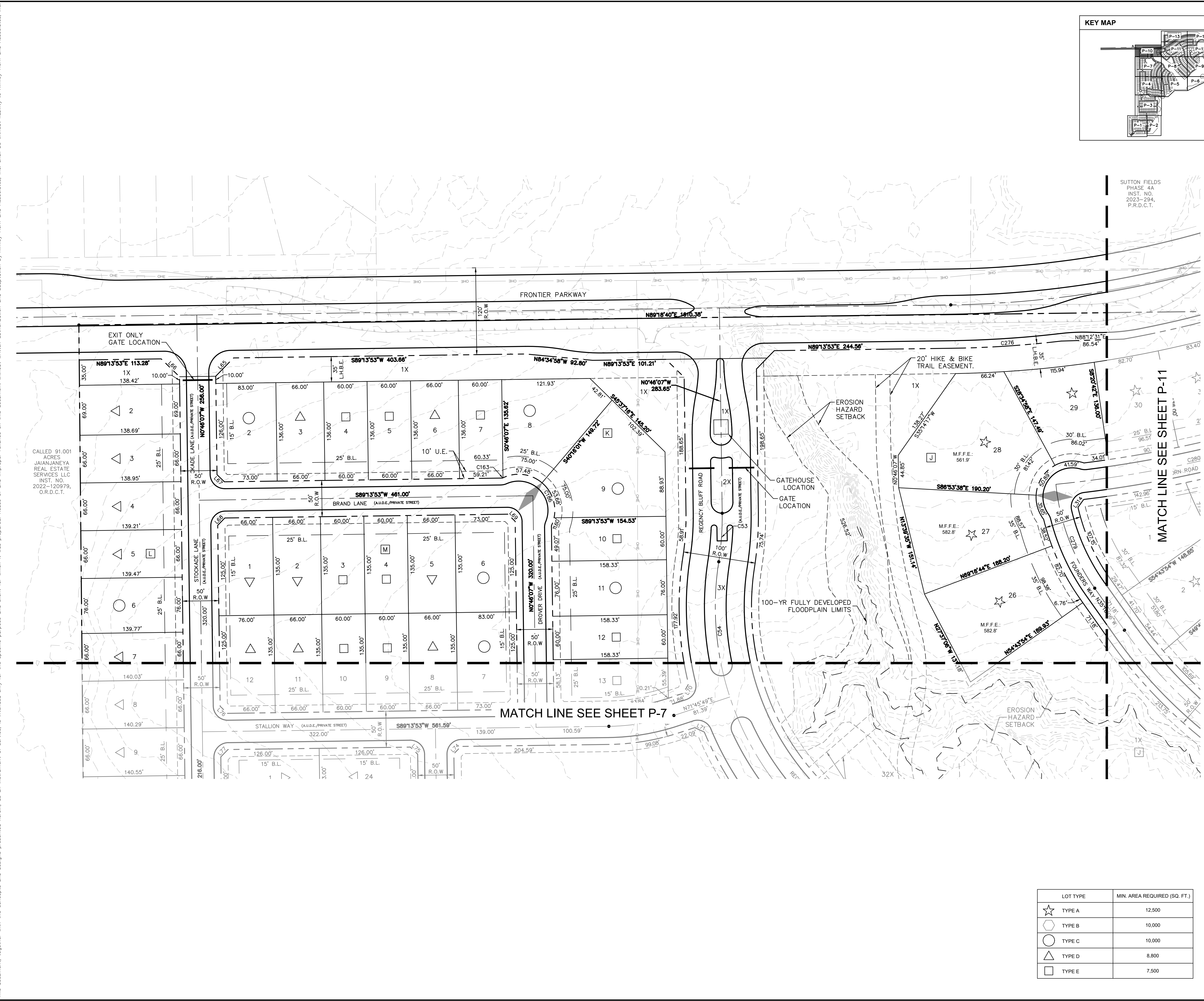
**DEVELOPER:**  
 Toll Brothers, Inc.  
 2555 SW Grapevine Pkwy  
 Suite 100  
 Grapevine, TX 76051  
 Tel: (864) 382-8692  
 Contact: Lexi Cassels

**ENGINEER/SURVEYOR:**  
**Kimley-Horn**  
 6180 Warren Parkway, Suite 210  
 Frisco, TX 75034  
 Tel: (972) 335-3580  
 Contact: SYLVIANNA GUNAWAN, RPLS

DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.	PAGE
AEF	AEF	MPD	AS SHOWN	FEB 2026	06825036	P-9

PREPARED BY: FRANKLIN ANASTASAKIS, LICENSED SURVEYOR  
 DRAWN BY: KIMLEY-HORN AND ASSOCIATES, INC.  
 CHECKED BY: KIMLEY-HORN AND ASSOCIATES, INC.  
 LAST MODIFIED: 02/20/2026 06:15 PM  
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PREPARED BY: FRANKLIN ASHBY, LICENSED SURVEYOR, 11111 W. HUNTERS TRAIL, SUITE 100, DALLAS, TEXAS 75244  
 DRAWN BY: KIMLEY-HORN AND ASSOCIATES, INC., 11111 W. HUNTERS TRAIL, SUITE 100, DALLAS, TEXAS 75244  
 LAST REVISED: 02/20/2026



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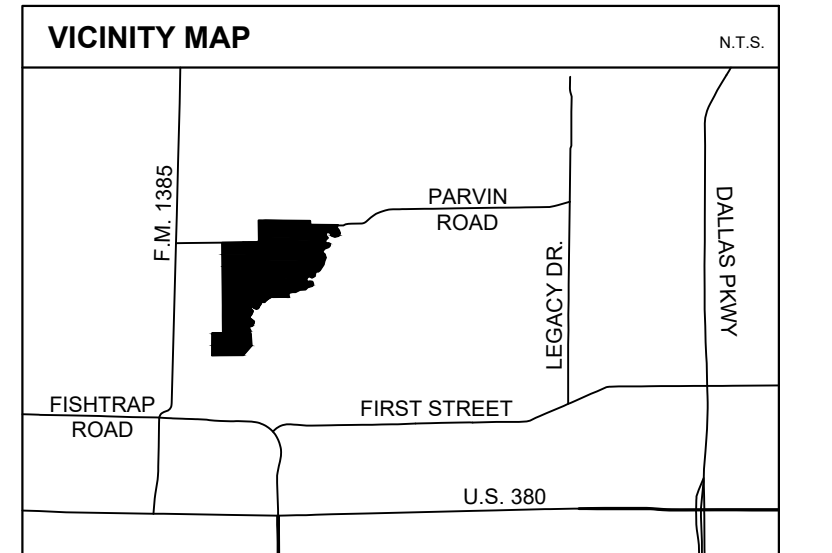
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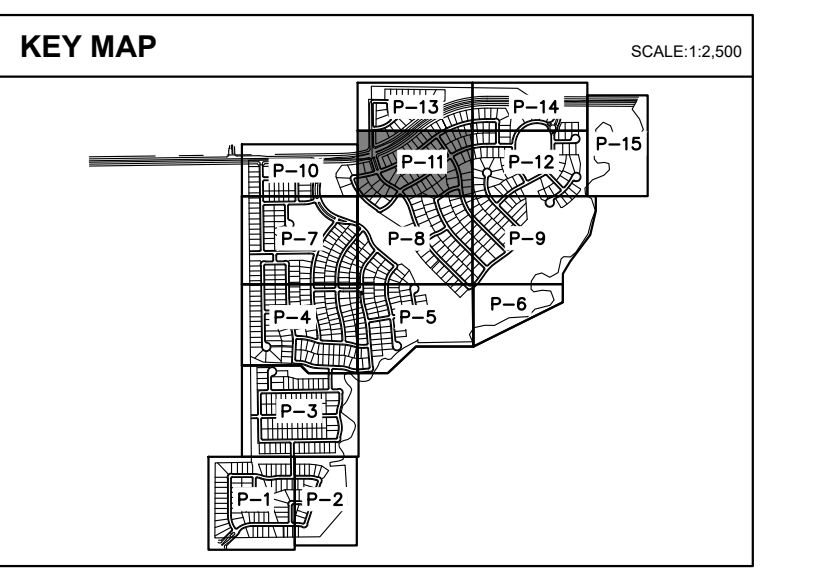
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☆ TYPE A	12,500
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□ TYPE E	7,500

PREPARED BY: KIMLEY-HORN AND ASSOCIATES, INC. (KHA) PROJECT NO. 2023-0014  
 DRAWN BY: KIMLEY-HORN AND ASSOCIATES, INC. (KHA) DATE: 02/20/2024  
 CHECKED BY: KIMLEY-HORN AND ASSOCIATES, INC. (KHA) DATE: 02/20/2024  
 LAST MODIFIED: 02/20/2024



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	STREET NAME CHANGE
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MATCH LINE SEE SHEET P-10

MATCH LINE SEE SHEET P-12

MATCH LINE SEE SHEET P-13

MATCH LINE SEE SHEET P-8

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 PD-134  
 730 RESIDENTIAL LOTS

BLOCK A: LOTS 1-26, 26-30; BLOCK B: LOTS 1-8; BLOCK C: LOTS 1-19; BLOCK D: LOTS 1-17; BLOCK F: LOTS 1-49; BLOCK G: LOTS 1-24; BLOCK H: LOTS 1-22; BLOCK I: LOTS 1-17; BLOCK J: LOTS 2-41; 43-48; 52-109; BLOCK K: LOTS 2-13; BLOCK L: LOTS 2-17; BLOCK M: LOTS 1-12; BLOCK N: LOTS 1-24; BLOCK O: LOTS 2-27; BLOCK P: LOTS 1-19; BLOCK Q: LOTS 1-22; BLOCK R: LOTS 1-19; BLOCK S: LOTS 1-26; BLOCK T: LOTS 1-18; BLOCK U: LOTS 1-29; BLOCK V: LOTS 1-18; BLOCK W: LOTS 2-22, 24-34, 40-55; BLOCK X: LOTS 1-29; BLOCK Y: LOTS 1-29; BLOCK Z: LOTS 2-29; BLOCK AA: LOTS 1-14, 16-40; BLOCK BB: LOTS 1-14; BLOCK CC: LOTS 2-18; BLOCK DD: LOT 1; BLOCK EE: LOTS 2-4

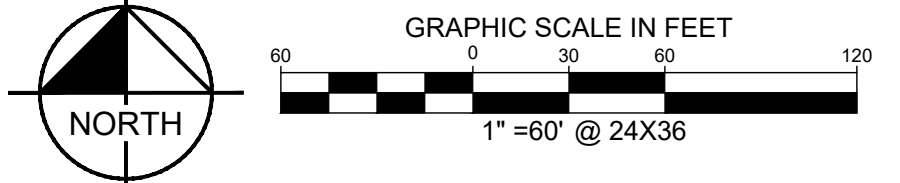
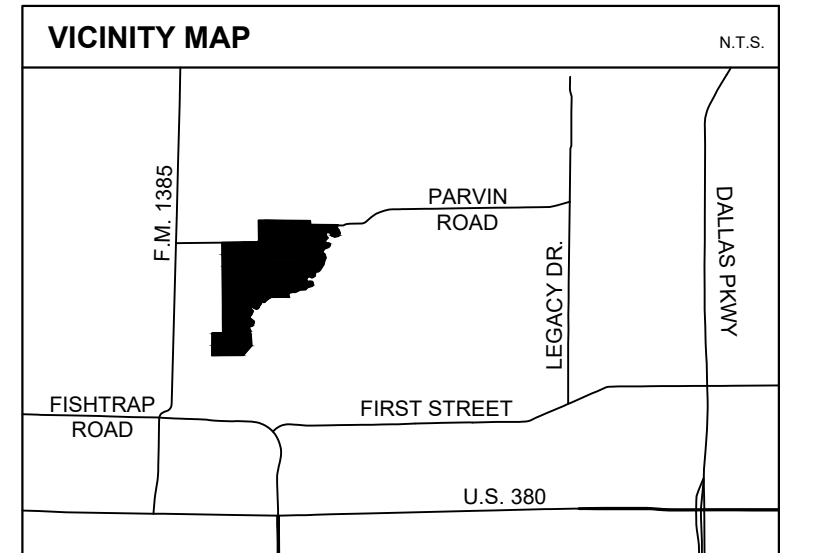
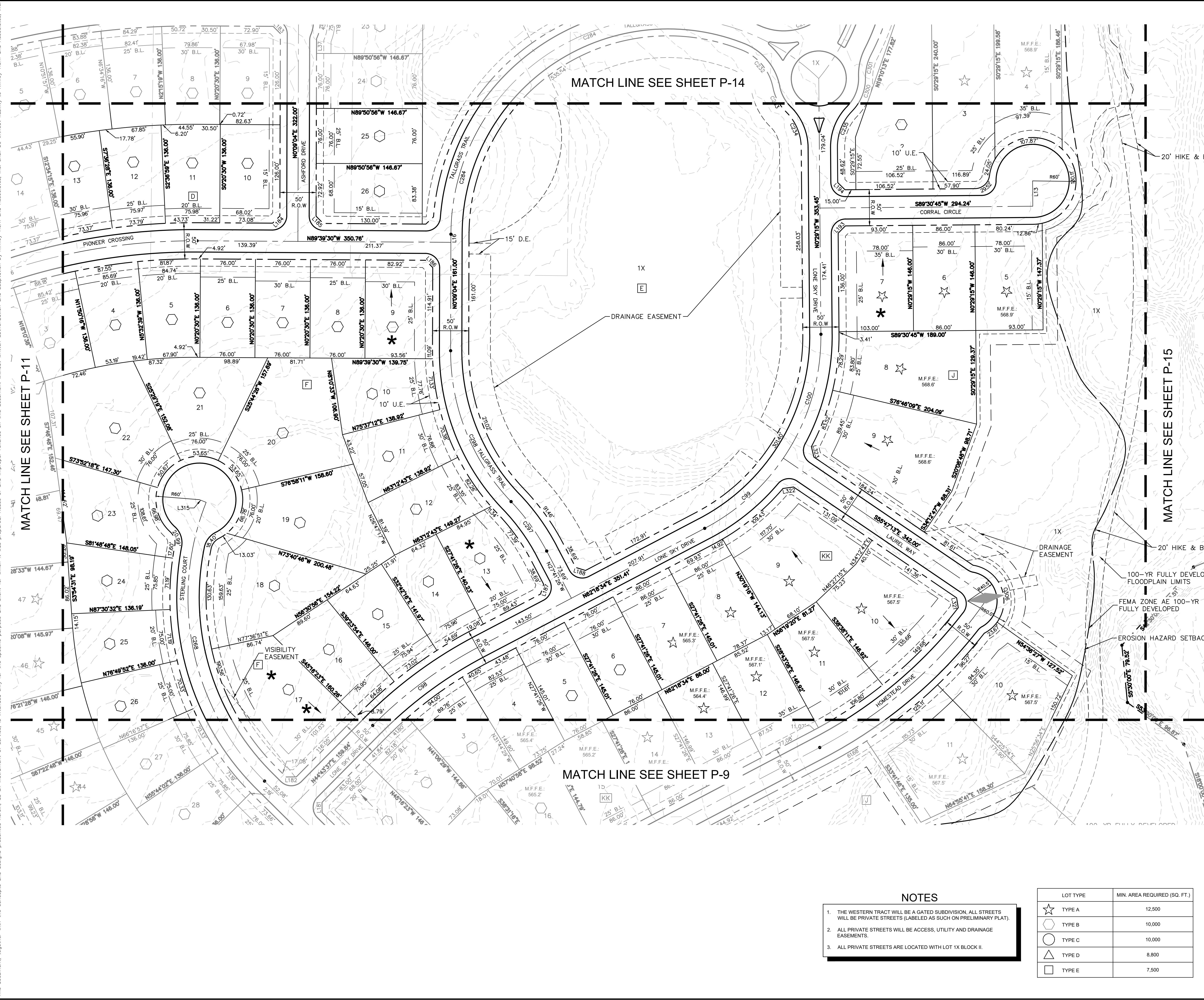
18 COMMON (HOA) LOTS  
 BLOCK A: LOTS 27X; BLOCK E: LOTS 1X; BLOCK J: LOTS 1X; 42X; 51X; 110X; BLOCK K: LOTS 1X; BLOCK L: LOTS 1X; BLOCK O: LOTS 1X; BLOCK W: LOTS 1X; 23X; 39X; BLOCK Z: LOTS 1X; 30X; BLOCK AA: LOTS 15X; BLOCK BB: LOTS 1X; BLOCK CC: LOTS 1X; BLOCK EE: LOTS 1X; BLOCK FF: LOTS 1-2X; BLOCK GG: LOTS 1X; BLOCK HH: LOTS 1-2X; BLOCK II: LOTS 1X  
 BEING 375.111 ACRES

OUT OF THE  
 L. RUE SURVEY, ABSTRACT NO. 1110, H. RUE SURVEY, ABSTRACT NO. 1111  
 B. RUE SURVEY, ABSTRACT NO. 1113, P.R. RUE SURVEY, ABSTRACT NO. 1555  
 C. JACKSON SURVEY, ABSTRACT NO. 1546, F. WILKERSON SURVEY, ABSTRACT NO. 1411  
 J. MORTON SURVEY, ABSTRACT NO. 793, J. TEETER SURVEY, ABSTRACT NO. 1262  
 IN THE  
**TOWN OF PROSPER, DENTON COUNTY, TEXAS**

<b>OWNER:</b> Cana Capital Services, LLC 2061 S. Stemmons Fwy, Lewisville, TX 75067	<b>DEVELOPER:</b> Toll Brothers, Inc. 2555 SW Grapevine Pkwy Suite 100 Frisco, TX 76051 Tel: (864) 382-8692 Contact: Lexi Cassels	<b>ENGINEER/SURVEYOR:</b> <b>Kimley-Horn</b> 6180 Warren Parkway, Suite 210 Frisco, TX 75034 Tel: (972) 335-3580 Contact: SYLVIAUNA GUNAWAN, RPLS
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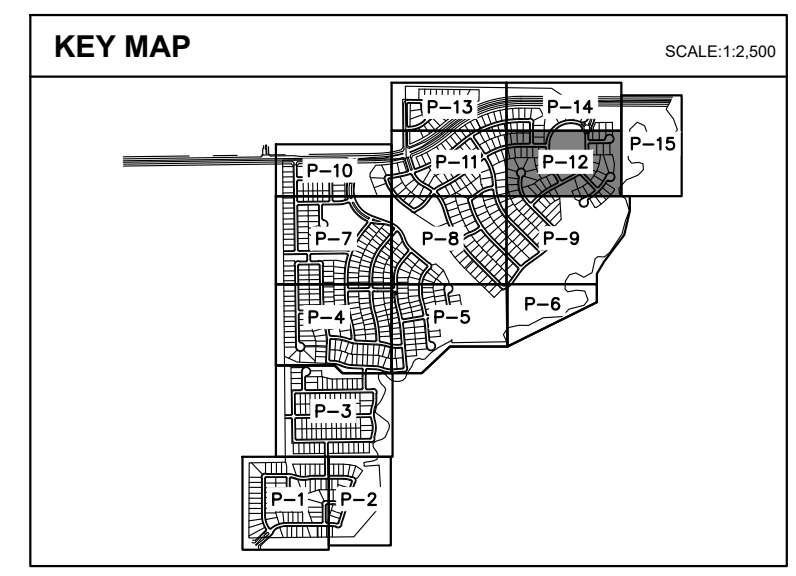
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PREPARED BY: FRANKLIN ASHBY, LICENSED SURVEYOR, 11111 N. DALLAS STREET, DENTON, TEXAS 76201  
 DRAWN BY: KIMLEY-HORN AND ASSOCIATES, INC., 11111 N. DALLAS STREET, DENTON, TEXAS 76201  
 LAST REVISED: 02/20/2026



**LEGEND**

D.R.D.C.T.	DEED RECORDS, DENTON COUNTY, TEXAS
O.R.D.C.T.	OFFICIAL RECORDS, DENTON COUNTY, TEXAS
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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 "KH" 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
A.U.D.E.	ACCESS, UTILITY, & DRAINAGE EASEMENT
F.E.	FIRELANE EASEMENT
FFE MIN	MINIMUM FINISHED FLOOR ELEV.
L.H.B.E.	LANDSCAPE HIKE & BIKE TRAIL EASEMENT
L.S.E.	LANDSCAPE EASEMENT
HOA	HOMEOWNERS ASSOCIATION
OF	OPEN FENCE REQUIRED
P.W.M.E.	PRIVATE WALL MAINTENANCE EASEMENT
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
★	KEY LOT
→	DIRECTION OF HOME



DEVAPP-25-0140  
**PRELIMINARY PLAT FOR PROSPER OAKS**  
 PD-134  
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 BLOCK A: LOTS 1-26, 26-30; BLOCK B: LOTS 1-8; BLOCK C: LOTS 1-17; BLOCK D: LOTS 1-17; BLOCK E: LOTS 1-49; BLOCK G: LOTS 1-24; BLOCK H: LOTS 1-22; BLOCK I: LOTS 1-17; BLOCK J: LOTS 2-41; 43-48, 52-109; BLOCK K: LOTS 2-13; BLOCK L: LOTS 2-17; BLOCK M: LOTS 1-12; BLOCK N: LOTS 1-24; BLOCK O: LOTS 2-27; BLOCK P: LOTS 1-19; BLOCK Q: LOTS 1-22; BLOCK R: LOTS 1-19; BLOCK S: LOTS 1-26; BLOCK T: LOTS 1-18; BLOCK U: LOTS 1-29; BLOCK V: LOTS 1-18; BLOCK W: LOTS 2-22, 24-34, 40-55; BLOCK X: LOTS 1-29; BLOCK Y: LOTS 1-29; BLOCK Z: LOTS 2-29; BLOCK AA: LOTS 1-14, 16-40; BLOCK BB: LOTS 1-14; BLOCK CC: LOTS 2-18; BLOCK DD: LOT 1; BLOCK EE: LOTS 2-4

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OUT OF THE  
 L. RUE SURVEY, ABSTRACT NO. 1110, H. RUE SURVEY, ABSTRACT NO. 1111  
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 IN THE  
**TOWN OF PROSPER, DENTON COUNTY, TEXAS**

<b>OWNER:</b> Cana Capital Services, LLC 2061 S. Stemmons Fwy, Lewisville, TX 75067	<b>DEVELOPER:</b> Toll Brothers, Inc. 2555 SW Grapevine Pkwy Suite 100 Grapevine, TX 76051	<b>ENGINEER/SURVEYOR:</b> <b>Kimley-Horn</b> 6180 Warren Parkway, Suite 210 Frisco, TX 75034 Tel: (864) 382-8692 Tel: (972) 335-3580 Contact: SYLVIA WANG, GUNAWAN, RPLS
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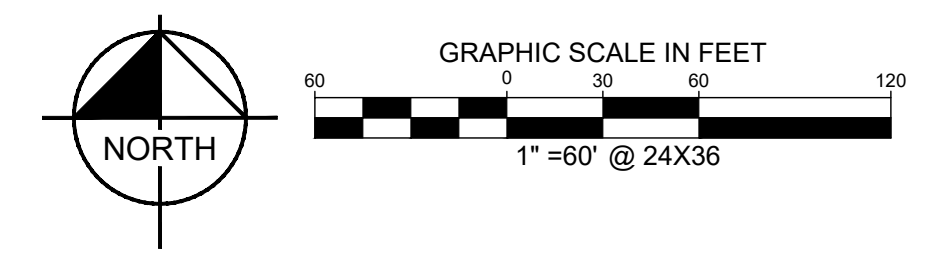
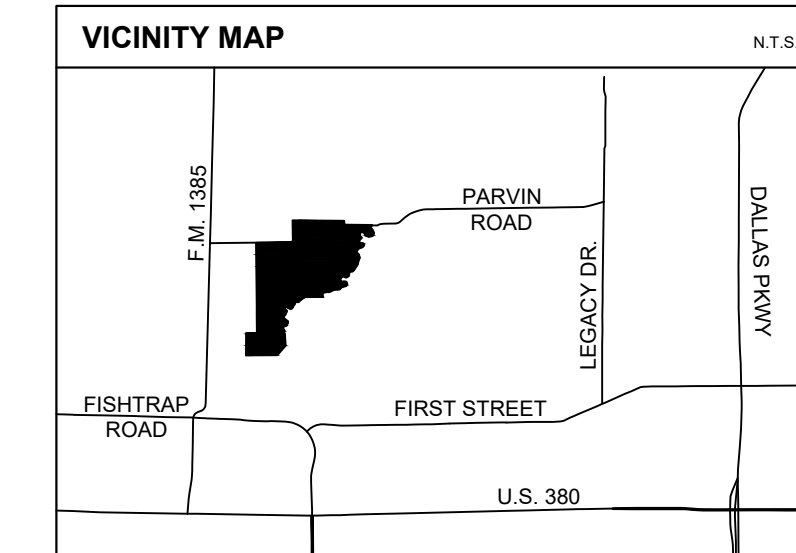
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- NOTES**
- THE WESTERN TRACT WILL BE A GATED SUBDIVISION. ALL STREETS WILL BE PRIVATE STREETS (LABELED AS SUCH ON PRELIMINARY PLAT).
  - ALL PRIVATE STREETS WILL BE ACCESS, UTILITY AND DRAINAGE EASEMENTS.
  - ALL PRIVATE STREETS ARE LOCATED WITH LOT 1X BLOCK II.

LOT TYPE	MIN. AREA REQUIRED (SQ. FT.)
★ TYPE A	12,500
○ TYPE B	10,000
○ TYPE C	10,000
△ TYPE D	8,800
□ TYPE E	7,500

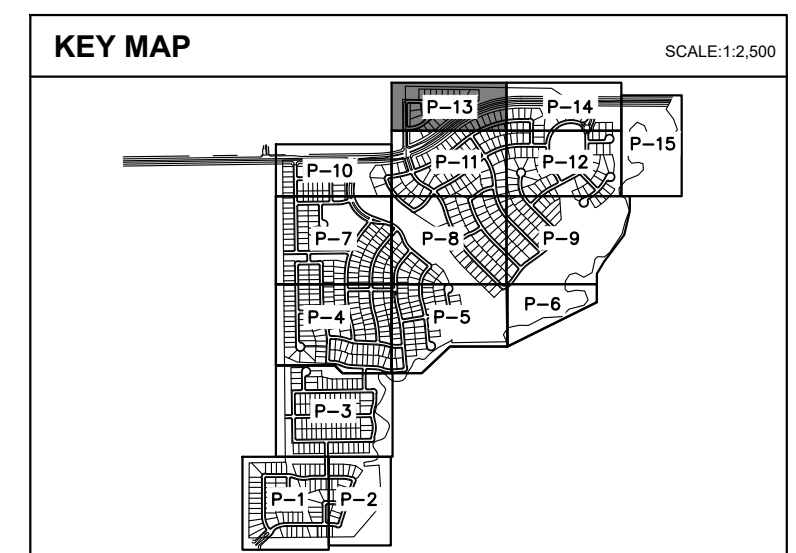
PREPARED BY: KIMLEY-HORN AND ASSOCIATES, INC. DATE: 02/20/2026  
 DRAWN BY: KIMLEY-HORN AND ASSOCIATES, INC. DATE: 02/20/2026  
 LAST NAME: KIMLEY-HORN AND ASSOCIATES, INC. DATE: 02/20/2026

This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



**LEGEND**

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CMS	CONCRETE MONUMENT SET
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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
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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
★	KEY LOT
→	DIRECTION OF HOME



CALLED 1.398 ACRES  
 CLAUDE & KATHLEEN  
 ADAMS  
 INST. NO. 2011-67775,  
 O.R.D.C.T.

CALLED 1.000 ACRES  
 DALE & WIKI TRAVIS  
 INST. NO.  
 2019-53525,  
 O.R.D.C.T.

SUTTON FIELDS  
 PHASE 4A  
 INST. NO.  
 2023-294,  
 P.R.D.C.T.

MATCH LINE SEE SHEET P-11

MATCH LINE SEE SHEET P-14

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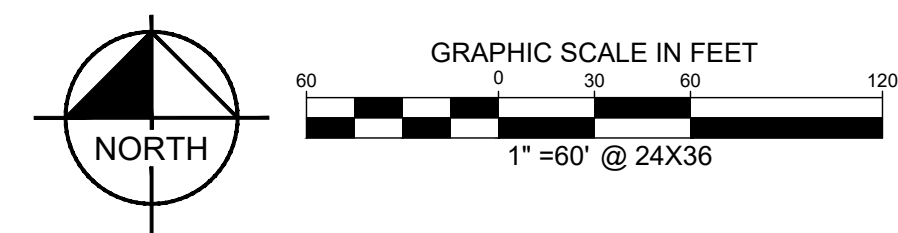
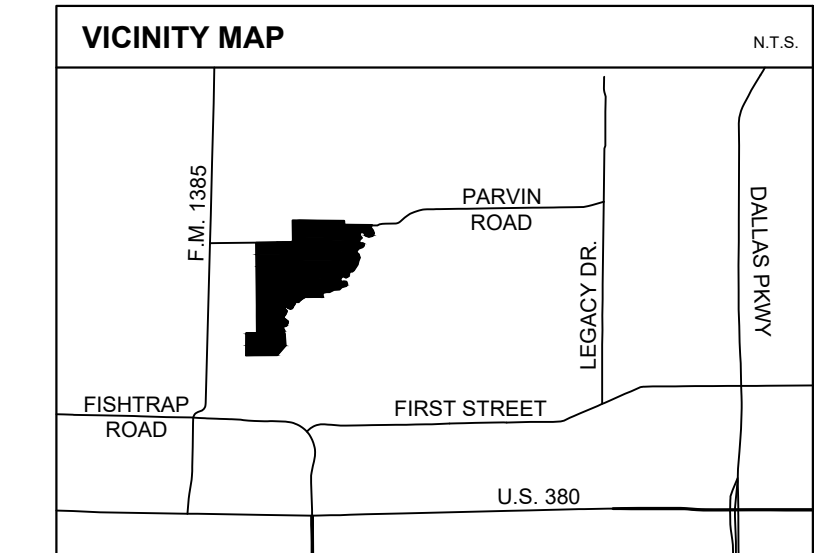
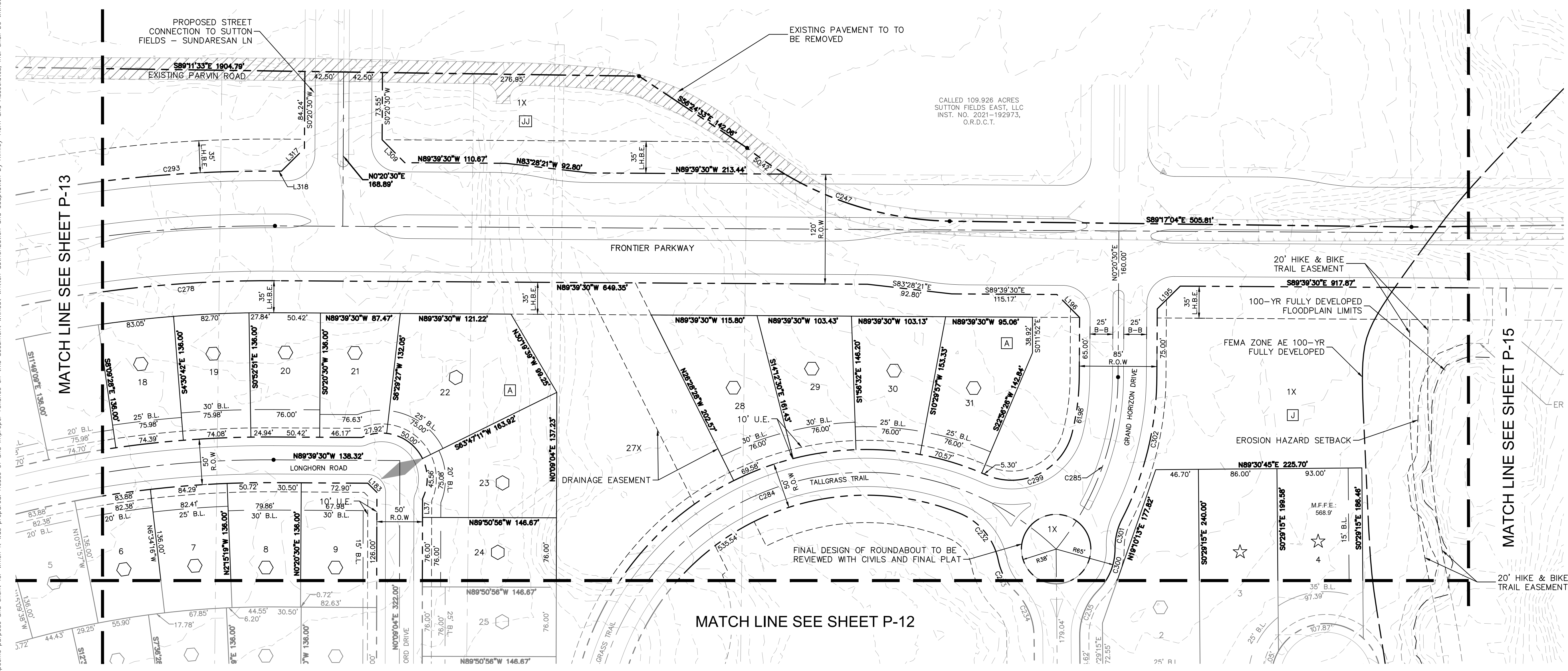
LOT TYPE	MIN. AREA REQUIRED (SQ. FT.)
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DEVAPP-25-0140  
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 OUT OF THE  
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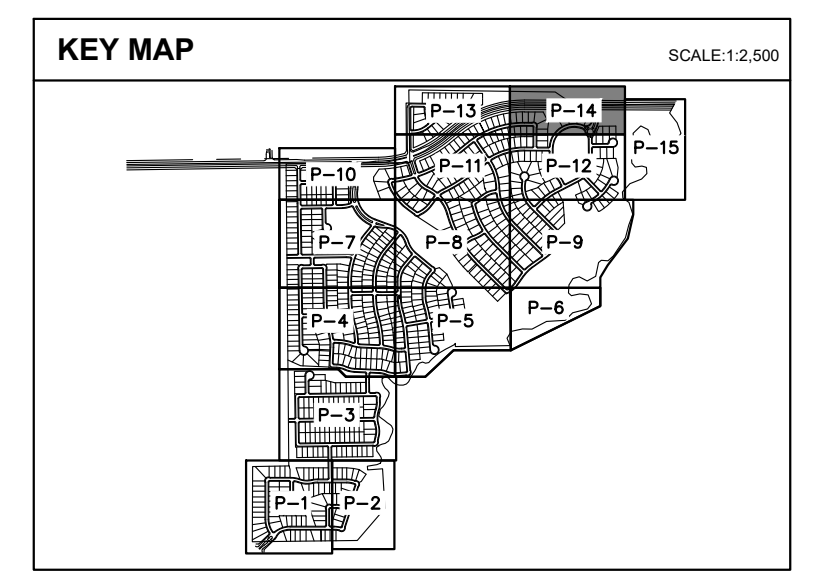
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PREPARED BY: KIMLEY-HORN AND ASSOCIATES, INC. (KHA) DATE: 02/20/2026  
 DRAWN BY: KIMLEY-HORN AND ASSOCIATES, INC. (KHA) DATE: 02/20/2026  
 LAST SAVED: 02/20/2026 10:41:11 AM  
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DEVAPP-25-0140  
**PRELIMINARY PLAT FOR PROSPER OAKS**  
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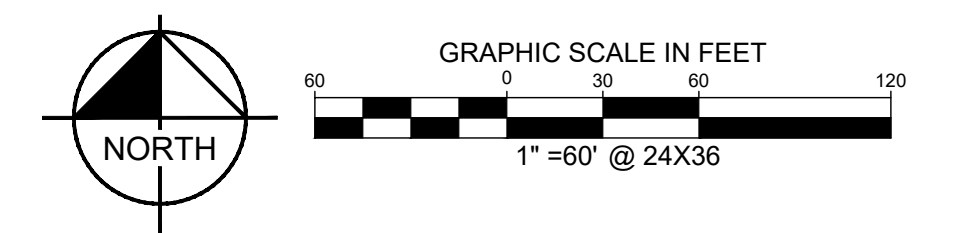
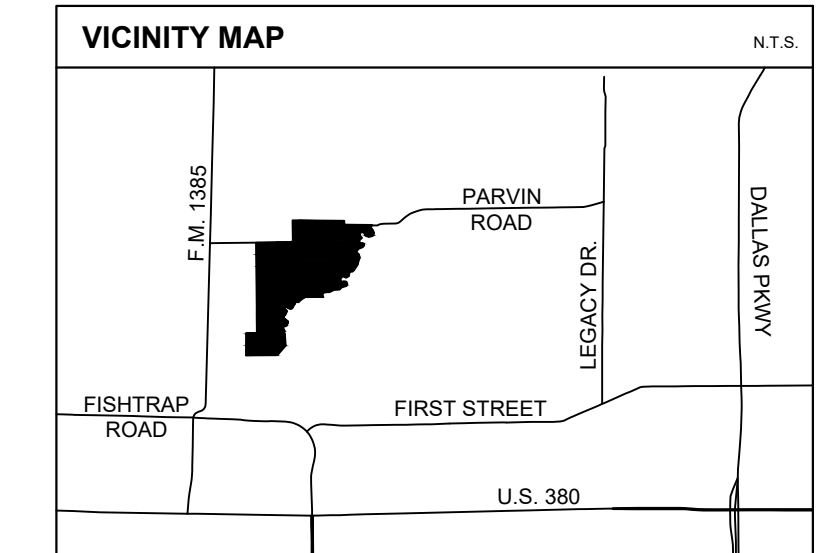
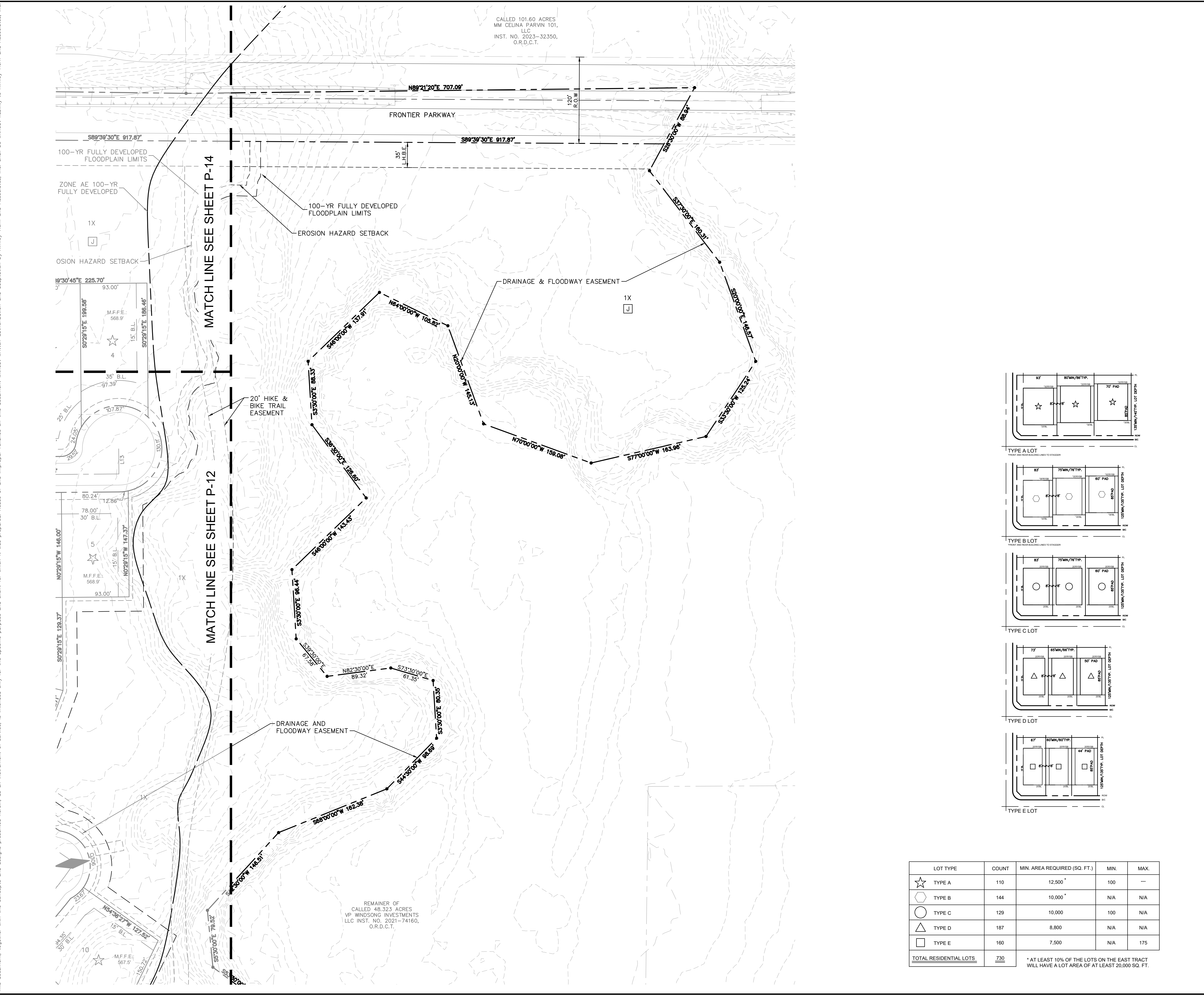
18 COMMON (HOA) LOTS  
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**TOWN OF PROSPER, DENTON COUNTY, TEXAS**

<b>OWNER:</b> Cana Capital Services, LLC 2061 S. Stemmons Fwy, Lewisville, TX 75067	<b>DEVELOPER:</b> Toll Brothers, Inc. 2555 SW Grapevine Pkwy Suite 100 Grapevine, TX 76051 Tel: (864) 382-8692 Contact: Lexi Cassels	<b>ENGINEER/SURVEYOR:</b> <b>Kimley-Horn</b> 6160 Warren Parkway, Suite 210 Frisco, TX 75034 Tel: (972) 335-3580 Contact: SYLVIA ANNA GUNAWAN, RPLS
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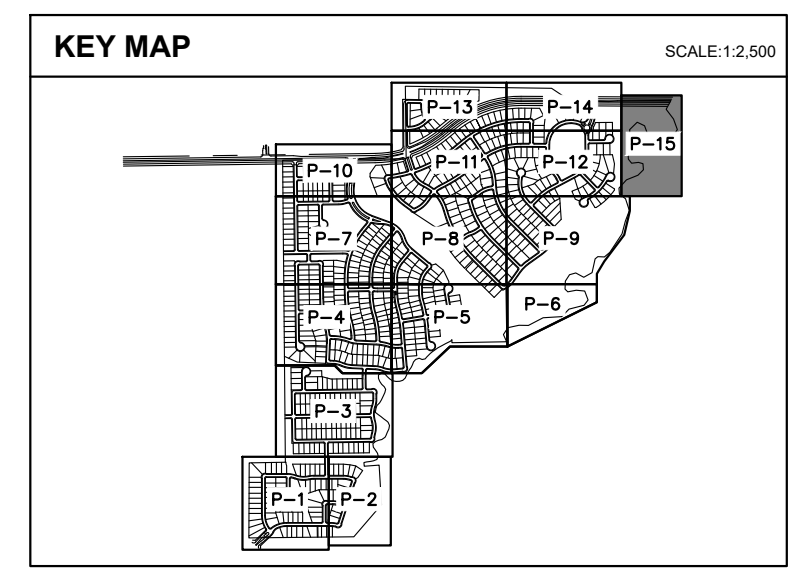
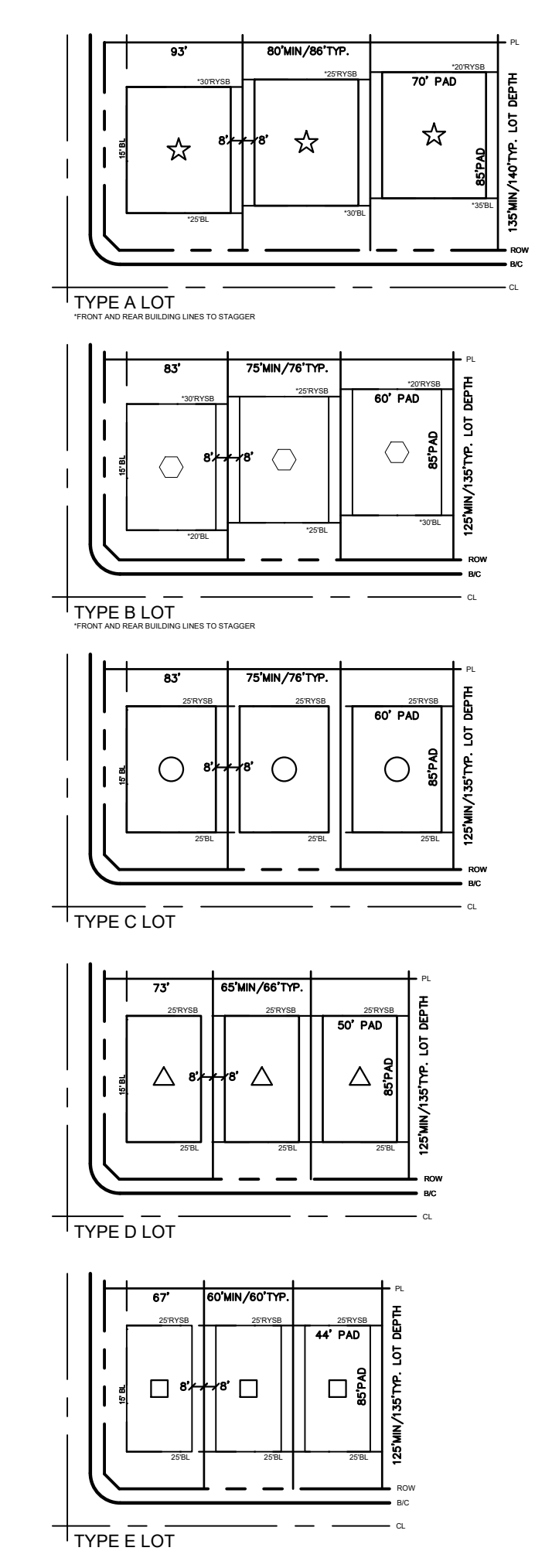
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PREPARED BY: KIMLEY-HORN AND ASSOCIATES, INC. (KHA) 1525 W. 10TH ST., SUITE 100, DENVER, CO 80202  
 DRAWN BY: KIMLEY-HORN AND ASSOCIATES, INC. (KHA) 1525 W. 10TH ST., SUITE 100, DENVER, CO 80202  
 CHECKED BY: KIMLEY-HORN AND ASSOCIATES, INC. (KHA) 1525 W. 10TH ST., SUITE 100, DENVER, CO 80202  
 DATE: 02/20/2026



**LEGEND**

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D.E.	DRAINAGE EASEMENT
D.D.E.	DRAINAGE & DETENTION EASEMENT
A.U.D.E.	ACCESS, UTILITY, & DRAINAGE EASEMENT
F.E.	FIRELANE EASEMENT
FFE MIN	MINIMUM FINISHED FLOOR ELEV.
L.H.B.E.	LANDSCAPE, HIKE & BIKE TRAIL EASEMENT
L.S.E.	LANDSCAPE EASEMENT
HOA	HOMEOWNERS ASSOCIATION
OF	OPEN FENCE REQUIRED
P.W.M.E.	PRIVATE WALL MAINTENANCE EASEMENT
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
★	KEY LOT
←	DIRECTION OF HOME



DEVAPP-25-0140  
**PRELIMINARY PLAT**  
**FOR**  
**PROSPER OAKS**  
 PD-134  
 730 RESIDENTIAL LOTS

BLOCK A: LOTS 1-26; BLOCK B: LOTS 27-30; BLOCK C: LOTS 31-34; BLOCK D: LOTS 35-38; BLOCK E: LOTS 39-42; BLOCK F: LOTS 43-46; BLOCK G: LOTS 47-50; BLOCK H: LOTS 51-54; BLOCK I: LOTS 55-58; BLOCK J: LOTS 59-62; BLOCK K: LOTS 63-66; BLOCK L: LOTS 67-70; BLOCK M: LOTS 71-74; BLOCK N: LOTS 75-78; BLOCK O: LOTS 79-82; BLOCK P: LOTS 83-86; BLOCK Q: LOTS 87-90; BLOCK R: LOTS 91-94; BLOCK S: LOTS 95-98; BLOCK T: LOTS 99-102; BLOCK U: LOTS 103-106; BLOCK V: LOTS 107-110; BLOCK W: LOTS 111-114; BLOCK X: LOTS 115-118; BLOCK Y: LOTS 119-122; BLOCK Z: LOTS 123-126; BLOCK AA: LOTS 127-130; BLOCK BB: LOTS 131-134; BLOCK CC: LOTS 135-138; BLOCK DD: LOT 1; BLOCK EE: LOTS 2-4

18 COMMON (HOA) LOTS  
 BLOCK A: LOTS 27X; BLOCK B: LOTS 28X; BLOCK C: LOTS 29X; BLOCK D: LOTS 30X; BLOCK E: LOTS 31X; BLOCK F: LOTS 32X; BLOCK G: LOTS 33X; BLOCK H: LOTS 34X; BLOCK I: LOTS 35X; BLOCK J: LOTS 36X; BLOCK K: LOTS 37X; BLOCK L: LOTS 38X; BLOCK M: LOTS 39X; BLOCK N: LOTS 40X; BLOCK O: LOTS 41X; BLOCK P: LOTS 42X; BLOCK Q: LOTS 43X; BLOCK R: LOTS 44X; BLOCK S: LOTS 45X; BLOCK T: LOTS 46X; BLOCK U: LOTS 47X; BLOCK V: LOTS 48X; BLOCK W: LOTS 49X; BLOCK X: LOTS 50X; BLOCK Y: LOTS 51X; BLOCK Z: LOTS 52X; BLOCK AA: LOTS 53X; BLOCK BB: LOTS 54X; BLOCK CC: LOTS 55X; BLOCK DD: LOTS 56X; BLOCK EE: LOTS 57X; BLOCK FF: LOTS 58X; BLOCK GG: LOTS 59X; BLOCK HH: LOTS 60X; BLOCK II: LOTS 61X

BEING 375.111 ACRES  
 OUT OF THE  
 L. RUE SURVEY, ABSTRACT NO. 1110, H. RUE SURVEY, ABSTRACT NO. 1111  
 B. RUE SURVEY, ABSTRACT NO. 1113, P.R. RUE SURVEY, ABSTRACT NO. 1555  
 C. JACKSON SURVEY, ABSTRACT NO. 1546, F. WILKERSON SURVEY, ABSTRACT NO. 1411  
 J. MORTON SURVEY, ABSTRACT NO. 793, J. TEETER SURVEY, ABSTRACT NO. 1262  
 IN THE  
**TOWN OF PROSPER, DENTON COUNTY, TEXAS**

<b>OWNER:</b> Cana Capital Services, LLC 2061 S. Stemmons Frey, Lewisville, TX 75067 Suite 100 Frontier 191 Landbank, LLC 820 Mingo Court, Coppell, TX 75019 Denton Independent School District 1307 N. Locust St. Denton, TX 76201	<b>DEVELOPER:</b> Toll Brothers, Inc. 2555 SW Grapevine Pkwy Suite 100 Grapevine, TX 76051 Tel: (864) 382-8692 Contact: Lexi Cassels	<b>ENGINEER/SURVEYOR:</b> <b>Kimley-Horn</b> 6160 Warren Parkway, Suite 210 Frisco, TX 75034 Tel: (972) 335-3580 Contact: SYLVIA WANG, GUNAWAN, RPLS
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DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.
AEF	AEF	MPD	AS SHOWN	FEB 2026	068625036

LOT TYPE	COUNT	MIN. AREA REQUIRED (SQ. FT.)	MIN.	MAX.
★ TYPE A	110	12,500	100	---
○ TYPE B	144	10,000	N/A	N/A
△ TYPE C	129	10,000	100	N/A
□ TYPE D	187	8,800	N/A	N/A
□ TYPE E	160	7,500	N/A	175
<b>TOTAL RESIDENTIAL LOTS</b>	<b>730</b>			

\* AT LEAST 10% OF THE LOTS ON THE EAST TRACT WILL HAVE A LOT AREA OF AT LEAST 20,000 SQ. FT.

PREPARED BY: FRANKLIN AND ASSOCIATES, INC. FOR: MARY KIMLEY-HORN AND ASSOCIATES, INC. DATE: 02/20/2026  
 DRAWN BY: KIMLEY-HORN AND ASSOCIATES, INC. DATE: 02/20/2026  
 CHECKED BY: KIMLEY-HORN AND ASSOCIATES, INC. DATE: 02/20/2026  
 LAST NAME: KIMLEY-HORN AND ASSOCIATES, INC. DATE: 02/20/2026  
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NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C???	194°34'11"	60.00'	203.75'	S08°05'32"W	119.03'
C1	43°54'01"	300.00'	229.86'	S88°03'00"W	224.28'
C2	18°04'26"	300.00'	94.63'	N80°57'47"W	94.24'
C3	43°54'01"	300.00'	229.86'	S21°57'00"W	224.28'
C4	18°04'26"	300.00'	94.63'	N80°57'47"W	94.24'
C5	1°54'33"	300.00'	10.00'	N89°02'42"W	10.00'
C6	18°32'17"	300.00'	97.07'	N78°49'15"W	96.64'
C7	33°27'38"	300.00'	175.20'	S86°16'55"E	172.72'
C9	18°11'17"	300.00'	95.23'	N80°54'21"W	94.83'
C10	16°25'37"	300.00'	86.01'	S07°26'42"W	85.72'
C11	32°34'01"	300.00'	170.52'	N00°37'29"W	168.23'
C12	13°22'34"	300.00'	70.04'	S10°13'13"E	69.88'
C13	22°41'20"	300.00'	118.80'	S07°48'44"W	118.02'
C14	19°55'30"	300.00'	104.33'	N09°11'39"E	103.80'
C15	3°21'35"	800.00'	46.91'	S00°54'41"W	46.90'
C16	22°23'37"	300.00'	117.25'	N76°12'43"W	116.51'
C17	22°23'37"	300.00'	117.25'	S76°12'43"E	116.51'
C18	19°18'00"	300.00'	101.05'	N77°45'32"E	100.58'
C19	26°47'02"	300.00'	140.24'	S81°30'02"E	138.97'
C20	7°12'50"	622.00'	78.31'	N01°00'57"W	78.26'
C21	13°00'44"	300.00'	68.13'	S83°29'38"W	67.99'
C24	7°39'32"	300.00'	40.10'	N85°24'07"E	40.07'
C30	13°36'25"	622.00'	147.72'	N78°40'08"W	147.37'
C31	23°01'38"	300.00'	120.57'	S83°22'44"E	119.76'
C32	21°06'25"	300.00'	110.52'	N03°58'37"E	109.89'
C33	9°42'08"	944.00'	159.85'	N11°25'40"W	159.66'
C34	15°30'37"	1266.00'	342.72'	S08°31'25"E	341.67'
C35	20°00'46"	944.00'	329.73'	S09°14'16"W	328.06'
C36	20°31'46"	944.00'	338.24'	S29°30'32"W	336.43'
C37	19°09'46"	300.00'	100.34'	N30°11'32"E	99.87'
C41	7°58'01"	300.00'	41.71'	N86°47'06"W	41.68'
C42	7°58'01"	300.00'	41.71'	S86°47'06"E	41.68'
C43	4°37'11"	1588.00'	128.04'	N07°12'09"W	128.00'
C44	6°46'00"	1588.00'	187.55'	N12°53'44"W	187.44'
C45	15°30'37"	622.00'	168.38'	S08°31'25"E	167.87'
C46	40°32'32"	300.00'	212.28'	S19°30'09"W	207.88'
C51	18°46'52"	300.00'	98.34'	N81°22'40"W	97.90'
C52	17°28'04"	300.00'	91.46'	N80°29'51"E	91.11'
C53	9°38'37"	400.00'	67.33'	N04°03'12"E	67.25'
C54	27°08'41"	400.00'	189.27'	S04°40'50"E	187.51'
C55	52°40'28"	400.00'	367.74'	S44°34'25"E	354.92'
C56	5°47'11"	400.00'	40.40'	S73°48'15"E	40.38'
C57	28°45'31"	300.00'	150.58'	N62°19'05"W	149.00'
C58	34°36'31"	1144.00'	691.02'	S73°02'14"W	680.56'
C73	18°27'27"	300.00'	96.64'	S54°52'01"W	96.23'
C74	13°15'48"	1978.00'	457.88'	N57°27'50"E	456.88'
C75	4°54'03"	822.00'	70.31'	S53°16'57"W	70.29'
C76	34°36'31"	822.00'	496.52'	S73°02'14"W	489.00'
C80	32°58'35"	500.00'	287.77'	N11°18'46"W	283.82'
C81	18°07'34"	1373.00'	434.36'	S23°53'16"E	432.55'
C82	12°19'20"	1373.00'	295.28'	S39°06'43"E	294.71'
C85	40°21'58"	689.00'	485.41'	S25°05'24"E	475.44'
C86	14°44'33"	300.00'	77.19'	S64°25'14"W	76.98'
C87	15°45'35"	300.00'	82.52'	N63°54'44"E	82.26'
C93	30°18'54"	300.00'	158.73'	N50°29'43"E	156.88'
C94	5°17'02"	500.00'	46.11'	S37°58'47"W	46.09'
C98	17°34'57"	600.00'	184.12'	S53°31'06"W	183.40'
C99	28°05'47"	300.00'	147.11'	N48°15'41"E	145.64'
C100	34°42'02"	300.00'	181.69'	N16°51'46"E	178.93'
C163	1°00'26"	50.00'	0.88'	S63°53'36"W	0.88'
C164	82°30'19"	20.50'	29.52'	N42°01'16"W	27.03'
C165	43°48'52"	60.00'	45.88'	N52°10'11"E	44.77'
C166	82°30'19"	20.50'	29.52'	N42°01'16"W	27.03'
C167	40°26'39"	60.00'	42.35'	N40°54'10"E	41.48'
C168	132°53'45"	60.00'	139.17'	N74°52'43"W	110.00'
C169	7°23'18"	50.00'	6.45'	S86°02'25"W	6.44'
C170	0°40'15"	275.00'	3.22'	N69°53'14"W	3.22'
C171	2°21'25"	275.00'	11.31'	S88°49'18"E	11.31'
C172	128°01'22"	60.00'	134.07'	N18°29'35"W	107.87'
C173	49°21'10"	50.00'	43.07'	S22°18'08"W	41.75'
C174	48°29'08"	50.00'	42.31'	S40°05'53"W	41.06'
C175	139°03'39"	50.00'	121.35'	N61°45'44"E	93.69'
C176	62°37'00"	50.00'	54.64'	N12°36'27"E	51.96'
C177	125°29'31"	50.00'	109.45'	N43°16'12"E	88.87'
C178	141°41'02"	50.00'	123.64'	N45°46'07"W	94.46'
C179	141°41'02"	50.00'	123.64'	N40°06'27"E	94.46'
C180	70°50'31"	50.00'	61.82'	N81°11'22"W	57.96'
C181	60°24'47"	50.00'	52.72'	S11°10'43"W	50.31'
C183	222°58'29"	60.00'	233.50'	N24°05'22"E	111.66'
C184	35°11'07"	20.50'	12.59'	S16°49'23"W	12.39'
C185	82°30'19"	20.50'	29.52'	N41°15'10"W	27.03'
C186	61°31'04"	50.00'	53.68'	N18°58'27"W	51.14'
C187	82°30'19"	20.50'	29.52'	N46°08'43"W	27.03'
C188	55°19'06"	20.50'	19.79'	N18°08'49"E	19.03'
C189	53°04'41"	50.00'	46.32'	N41°14'23"E	44.68'
C190	144°16'37"	60.00'	151.09'	N00°51'16"E	114.22'
C191	51°56'09"	50.00'	45.32'	N04°13'48"W	43.79'
C192	2°35'26"	275.00'	12.43'	N14°59'01"W	12.43'
C193	1°05'01"	1105.00'	20.90'	S01°18'37"E	20.90'
C194	3°43'00"	1105.00'	71.68'	S03°42'38"E	71.67'

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C195	4°16'54"	1105.00'	82.58'	S07°42'35"E	82.56'
C196	3°22'49"	1105.00'	65.19'	S11°32'27"E	65.18'
C197	3°42'57"	1105.00'	71.66'	S15°05'20"E	71.65'
C198	0°36'42"	1105.00'	11.79'	S17°15'09"E	11.79'
C199	3°21'12"	783.00'	45.83'	S15°52'54"E	45.82'
C200	4°40'29"	783.00'	63.88'	S11°52'03"E	63.87'
C201	4°42'21"	783.00'	64.31'	S07°10'38"E	64.29'
C202	1°49'00"	1105.00'	35.03'	S01°40'36"E	35.03'
C203	3°51'01"	1105.00'	74.26'	S04°30'37"E	74.24'
C204	3°20'37"	1105.00'	64.49'	S08°06'26"E	64.48'
C205	3°51'01"	1105.00'	74.26'	S11°42'16"E	74.24'
C206	3°02'23"	1105.00'	58.62'	S15°08'58"E	58.62'
C207	0°53'21"	1105.00'	17.15'	S17°06'50"W	17.15'
C208	4°01'01"	783.00'	54.90'	S15°32'59"E	54.88'
C209	8°43'01"	783.00'	119.12'	S09°10'58"E	119.01'
C215	1°47'31"	325.00'	10.17'	N83°41'52"W	10.16'
C216	0°08'44"	919.00'	2.34'	N00°41'44"W	2.34'
C218	0°18'38"	783.00'	4.24'	N39°37'06"E	4.24'
C219	0°08'44"	783.00'	1.99'	S00°41'44"E	1.99'
C220	0°18'38"	647.00'	3.51'	S39°37'06"W	3.51'
C221	0°28'35"	325.00'	2.70'	N39°32'07"E	2.70'
C224	0°10'33"	69.56'	0.21'	N16°13'54"W	0.21'
C225	0°28'13"	783.00'	6.43'	S16°02'37"E	6.43'
C226	0°39'49"	783.00'	9.07'	N15°56'50"W	9.07'
C229	0°40'02"	275.00'	3.20'	S83°08'07"E	3.20'
C230	0°24'55"	275.00'	1.99'	S87°36'59"E	1.99'
C231	0°15'09"	325.00'	1.43'	S69°30'38"E	1.43'
C232	57°08'43"	70.50'	70.31'	S39°41'50"E	67.44'
C233	34°20'19"	64.50'	38.66'	S28°17'38"E	38.08'
C234	44°58'32"	70.50'	55.34'	S22°58'31"E	53.93'
C235	44°58'32"	70.50'	55.34'	S22°00'01"W	53.93'
C242	43°57'35"	534.08'	409.77'	N22°57'41"W	399.79'
C246	82°30'19"	20.50'	29.52'	N42°01'16"W	27.03'
C247	29°30'33"	368.27'	189.67'	S74°03'16"E	187.58'
C249	12°51'37"	312.06'	70.04'	S82°56'49"E	69.90'
C250	28°00'56"	275.00'	134.46'	N69°01'57"W	133.13'
C251	16°36'00"	300.00'	86.92'	S68°23'50"E	86.61'
C252	16°51'12"	300.00'	88.24'	S68°31'26"E	87.93'
C253	7°34'19"	300.00'	39.65'	S88°48'19"W	39.62'
C254	18°01'28"	622.00'	195.67'	N78°23'48"W	194.87'
C255	9°19'02"	300.00'	48.78'	N82°45'01"W	48.73'
C256	50°01'29"	300.00'	261.93'	S25°49'12"W	253.69'
C257	38°29'16"	400.00'	268.70'	S70°04'34"W	263.67'
C258	31°34'27"	300.00'	165.32'	S16°28'02"E	163.24'
C268	66°53'36"	357.00'	416.80'	S11°49'35"E	393.53'
C269	19°35'50"	800.00'	205.22'	N42°52'40"E	204.22'
C270	13°44'38"	500.00'	119.94'	S47°29'37"W	119.65'
C271	34°40'50"	350.00'	211.85'	N53°44'18"E	208.63'
C272	9°14'24"	300.00'	48.38'	S41°01'05"W	48.33'
C273	17°30'28"	500.00'	152.78'	N56°33'18"W	152.19'
C274	45°47'40"	300.00'	239.78'	S42°24'42"E	233.45'
C275	3°23'25"	300.00'	17.75'	S15°54'32"E	17.75'
C276	5°58'28"	1460.00'	152.24'	N86°14'40"E	152.17'
C277	18°54'52"	1460.00'	481.97'	N60°17'22"E	479.79'
C278	39°30'34"	1340.00'	924.02'	S70°35'13"W	905.82'
C279	29°34'52"	300.00'	154.89'	S20°28'40"E	153.17'
C280	11°59'23"	1656.00'	344.60'	N78°21'05"E	343.98'
C281	21°33'28"	1656.00'	623.08'	N61°36'40"E	619.41'
C282	21°54'16"	1031.00'	394.15'	S23°00'56"E	391.76'
C283	11°18'19"	1031.00'	203.43'	S39°37'13"E	203.10'
C284	133°47'25"	300.00'	700.52'	S67°40'36"E	551.87'
C285	38°56'47"	300.00'	203.92'	N19°48'54"E	200.02'
C287	32°01'27"	300.00'	167.68'	S69°04'51"W	165.50'
C288	4°06'42"	2310.00'	165.77'	N55°07'29"E	165.73'
C289	4°00'29"	1330.00'	93.04'	N67°01'18"E	93.02'
C291	9°48'30"	1340.00'	229.39'	N55°44'11"E	229.11'
C293	39°30'34"	1460.00'	1006.77'	N70°35'13"E	986.94'
C297	16°07'26"	300.00'	84.42'	N35°45'09"W	84.15'
C298	43°57'55"	300.00'	230.20'	S21°49'54"E	224.60'
C299	99°44'57"	68.50'	119.25'	S64°00'15"W	104.75'
C300	45°05'11"	64.50'	50.76'	S21°56'42"W	49.46'
C301	27°54'35"	68.50'	33.37'	S13°21'24"W	33.04'
C302	26°58'11"	342.50'	161.22'	S13°49'35"W	159.73'
C306	117°23'16"	50.00'	102.44'	N22°56'05"W	85.44'

NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L2	N90°00'00"W	11.00'	L133	S12°20'28"W	47.05'
L3	S89°13'53"W	35.00'	L132	S51°32'13"E	47.72'
L4	S50°13'35"E	1.89			

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LOT NO.	ACRES	SQ. FT.	LOT TYPE
BLOCK F : LOT 27	0.259	11,267	TYPE B
BLOCK F : LOT 28	0.262	11,405	TYPE B
BLOCK F : LOT 29	0.238	10,370	TYPE B
BLOCK F : LOT 30	0.237	10,336	TYPE B
BLOCK F : LOT 31	0.237	10,336	TYPE B
BLOCK F : LOT 32	0.237	10,336	TYPE B
BLOCK F : LOT 33	0.237	10,336	TYPE B
BLOCK F : LOT 34	0.237	10,336	TYPE B
BLOCK F : LOT 35	0.283	12,340	TYPE B
BLOCK F : LOT 36	0.313	13,627	TYPE A
BLOCK F : LOT 37	0.288	12,556	TYPE A
BLOCK F : LOT 38	0.288	12,556	TYPE A
BLOCK F : LOT 39	0.288	12,556	TYPE A
BLOCK F : LOT 40	0.288	12,556	TYPE A
BLOCK F : LOT 41	0.288	12,556	TYPE A
BLOCK F : LOT 42	0.300	13,078	TYPE A
BLOCK F : LOT 43	0.308	13,399	TYPE A
BLOCK F : LOT 44	0.308	13,399	TYPE A
BLOCK F : LOT 45	0.310	13,520	TYPE A
BLOCK F : LOT 46	0.310	13,520	TYPE A
BLOCK F : LOT 47	0.301	13,124	TYPE A
BLOCK F : LOT 48	0.305	13,264	TYPE A
BLOCK F : LOT 49	0.495	21,558	TYPE A
BLOCK FF : LOT 1X	0.054	2,366	N/A
BLOCK FF : LOT 2X	0.051	2,201	N/A
BLOCK FF : LOT 3X	0.135	5,875	N/A
BLOCK G : LOT 1	0.353	15,361	TYPE B
BLOCK G : LOT 2	0.242	10,554	TYPE B
BLOCK G : LOT 3	0.242	10,528	TYPE B
BLOCK G : LOT 4	0.242	10,528	TYPE B
BLOCK G : LOT 5	0.242	10,554	TYPE B
BLOCK G : LOT 6	0.243	10,590	TYPE B
BLOCK G : LOT 7	0.245	10,693	TYPE B
BLOCK G : LOT 8	0.467	20,333	TYPE A
BLOCK G : LOT 9	0.314	13,699	TYPE A
BLOCK G : LOT 10	0.377	16,441	TYPE A
BLOCK G : LOT 11	0.368	16,200	TYPE A
BLOCK G : LOT 12	0.294	12,799	TYPE A
BLOCK G : LOT 13	0.356	15,512	TYPE A
BLOCK G : LOT 14	0.409	17,820	TYPE A
BLOCK G : LOT 15	0.299	13,028	TYPE A
BLOCK G : LOT 16	0.300	13,048	TYPE A
BLOCK G : LOT 17	0.300	13,048	TYPE A
BLOCK G : LOT 18	0.319	13,914	TYPE A
BLOCK G : LOT 19	0.325	14,136	TYPE A
BLOCK G : LOT 20	0.298	12,985	TYPE A
BLOCK G : LOT 21	0.298	12,985	TYPE A
BLOCK G : LOT 22	0.294	12,817	TYPE A
BLOCK G : LOT 23	0.299	13,038	TYPE A
BLOCK G : LOT 24	0.314	13,699	TYPE B
BLOCK GG : LOT 1X	0.058	2,533	N/A
BLOCK GG : LOT 2X	0.041	1,776	N/A
BLOCK H : LOT 1	0.466	20,299	TYPE A
BLOCK H : LOT 2	0.303	13,182	TYPE A
BLOCK H : LOT 3	0.304	13,224	TYPE A
BLOCK H : LOT 4	0.304	13,224	TYPE A
BLOCK H : LOT 5	0.302	13,150	TYPE A
BLOCK H : LOT 6	0.297	12,930	TYPE A
BLOCK H : LOT 7	0.288	12,556	TYPE A
BLOCK H : LOT 8	0.288	12,556	TYPE A
BLOCK H : LOT 9	0.288	12,556	TYPE A
BLOCK H : LOT 10	0.288	12,556	TYPE A
BLOCK H : LOT 11	0.481	20,952	TYPE A
BLOCK H : LOT 12	0.516	22,485	TYPE A
BLOCK H : LOT 13	0.288	12,556	TYPE A
BLOCK H : LOT 14	0.288	12,556	TYPE A
BLOCK H : LOT 15	0.288	12,556	TYPE A
BLOCK H : LOT 16	0.288	12,556	TYPE A
BLOCK H : LOT 17	0.296	12,905	TYPE A
BLOCK H : LOT 18	0.305	13,271	TYPE A
BLOCK H : LOT 19	0.305	13,271	TYPE A
BLOCK H : LOT 20	0.305	13,271	TYPE A
BLOCK H : LOT 21	0.301	13,097	TYPE A
BLOCK H : LOT 22	0.359	15,657	TYPE A
BLOCK HH : LOT 1X	0.104	4,536	N/A
BLOCK I : LOT 1	0.304	13,250	TYPE B
BLOCK I : LOT 2	0.296	12,880	TYPE C
BLOCK I : LOT 3	0.294	12,809	TYPE A
BLOCK I : LOT 4	0.288	12,556	TYPE A
BLOCK I : LOT 5	0.288	12,556	TYPE A
BLOCK I : LOT 6	0.288	12,556	TYPE A
BLOCK I : LOT 7	0.288	12,556	TYPE A
BLOCK I : LOT 8	0.288	12,556	TYPE A
BLOCK I : LOT 9	0.321	13,963	TYPE A
BLOCK I : LOT 10	0.371	16,161	TYPE A

LOT NO.	ACRES	SQ. FT.	LOT TYPE
BLOCK I : LOT 11	0.288	12,556	TYPE A
BLOCK I : LOT 12	0.288	12,556	TYPE A
BLOCK I : LOT 13	0.288	12,556	TYPE A
BLOCK I : LOT 14	0.288	12,556	TYPE A
BLOCK I : LOT 15	0.290	12,622	TYPE A
BLOCK I : LOT 16	0.300	13,048	TYPE A
BLOCK I : LOT 17	0.331	14,430	TYPE B
BLOCK II : LOT 1X	34.246	1,491,764	STREETS
BLOCK J : LOT 1X	54.369	2,368,326	OS
BLOCK J : LOT 2	0.472	20,557	TYPE A
BLOCK J : LOT 3	0.466	20,308	TYPE A
BLOCK J : LOT 4	0.378	16,468	TYPE A
BLOCK J : LOT 5	0.312	13,584	TYPE A
BLOCK J : LOT 6	0.288	12,556	TYPE A
BLOCK J : LOT 7	0.344	14,988	TYPE A
BLOCK J : LOT 8	0.467	20,343	TYPE A
BLOCK J : LOT 9	0.595	25,910	TYPE A
BLOCK J : LOT 10	0.453	19,751	TYPE A
BLOCK J : LOT 11	0.482	20,998	TYPE A
BLOCK J : LOT 12	0.312	13,578	TYPE A
BLOCK J : LOT 13	0.288	12,556	TYPE A
BLOCK J : LOT 14	0.288	12,556	TYPE A
BLOCK J : LOT 15	0.317	14,211	TYPE A
BLOCK J : LOT 16	0.376	16,358	TYPE A
BLOCK J : LOT 17	0.468	20,389	TYPE A
BLOCK J : LOT 18	0.384	16,745	TYPE A
BLOCK J : LOT 19	0.323	14,068	TYPE A
BLOCK J : LOT 20	0.296	12,887	TYPE A
BLOCK J : LOT 21	0.286	12,827	TYPE A
BLOCK J : LOT 22	0.296	12,887	TYPE A
BLOCK J : LOT 23	0.299	13,027	TYPE A
BLOCK J : LOT 24	0.513	13,641	TYPE A
BLOCK J : LOT 25X	2.137	93,103	AC
BLOCK J : LOT 26	0.483	21,046	TYPE A
BLOCK J : LOT 27	0.472	20,569	TYPE A
BLOCK J : LOT 28	0.593	25,834	TYPE A
BLOCK J : LOT 29	0.308	13,405	TYPE A
BLOCK J : LOT 30	0.293	12,774	TYPE A
BLOCK J : LOT 31	0.288	12,531	TYPE A
BLOCK J : LOT 32X	28.400	1,237,087	OS
BLOCK J : LOT 33	0.279	12,134	TYPE C
BLOCK J : LOT 34	0.256	11,156	TYPE C
BLOCK J : LOT 35	0.267	11,649	TYPE D
BLOCK J : LOT 36	0.293	12,750	TYPE C
BLOCK J : LOT 37	0.195	8,510	TYPE E
BLOCK J : LOT 38	0.233	10,165	TYPE E
BLOCK J : LOT 39	0.230	10,033	TYPE D
BLOCK J : LOT 40	0.252	10,974	TYPE C
BLOCK J : LOT 41	0.236	10,258	TYPE D
BLOCK J : LOT 42	0.227	9,878	TYPE D
BLOCK J : LOT 43	0.227	9,878	TYPE D
BLOCK J : LOT 44	0.206	8,976	TYPE D
BLOCK J : LOT 45	0.225	9,788	TYPE E
BLOCK J : LOT 46	0.473	20,604	TYPE C
BLOCK J : LOT 47	0.486	21,184	TYPE C
BLOCK J : LOT 48	0.290	12,633	TYPE C
BLOCK J : LOT 49	0.274	11,934	TYPE C
BLOCK J : LOT 50	0.324	14,048	TYPE C
BLOCK J : LOT 51	0.411	17,922	TYPE C
BLOCK J : LOT 52	0.441	19,516	TYPE C
BLOCK J : LOT 53	0.244	10,640	TYPE C
BLOCK J : LOT 54	0.301	13,105	TYPE C
BLOCK J : LOT 55	0.250	10,910	TYPE C
BLOCK J : LOT 56	0.272	11,833	TYPE C
BLOCK J : LOT 57	0.263	11,454	TYPE C
BLOCK J : LOT 58	0.206	8,976	TYPE D
BLOCK J : LOT 59	0.237	10,336	TYPE C
BLOCK J : LOT 60	0.243	10,590	TYPE C
BLOCK J : LOT 61	0.266	11,586	TYPE C
BLOCK J : LOT 62	0.235	10,228	TYPE D
BLOCK J : LOT 63	0.240	10,457	TYPE C
BLOCK J : LOT 64	0.237	10,336	TYPE C
BLOCK J : LOT 65	0.206	8,976	TYPE D
BLOCK J : LOT 66	0.237	10,336	TYPE C
BLOCK J : LOT 67	0.259	11,281	TYPE C
BLOCK J : LOT 68	0.259	11,277	TYPE C
BLOCK J : LOT 69	0.206	8,976	TYPE D
BLOCK J : LOT 70	0.187	8,160	TYPE E
BLOCK J : LOT 71	0.206	8,976	TYPE D
BLOCK J : LOT 72	0.237	10,336	TYPE C
BLOCK J : LOT 73	0.187	8,160	TYPE E
BLOCK J : LOT 74	0.206	8,976	TYPE D
BLOCK J : LOT 75	0.208	9,062	TYPE D
BLOCK J : LOT 76	0.220	9,564	TYPE E
BLOCK J : LOT 77	0.222	9,666	TYPE D

LOT NO.	ACRES	SQ. FT.	LOT TYPE
BLOCK J : LOT 78	0.202	8,787	TYPE E
BLOCK J : LOT 79	0.249	10,854	TYPE D
BLOCK J : LOT 80	0.225	9,802	TYPE E
BLOCK J : LOT 81	0.301	13,109	TYPE C
BLOCK J : LOT 82	0.264	11,484	TYPE C
BLOCK J : LOT 83	0.212	9,218	TYPE D
BLOCK J : LOT 84	0.212	9,218	TYPE D
BLOCK J : LOT 85X	0.356	15,519	OS
BLOCK J : LOT 86	0.268	11,659	TYPE D
BLOCK J : LOT 87	0.250	10,893	TYPE C
BLOCK J : LOT 88	0.218	9,512	TYPE D
BLOCK J : LOT 89	0.199	8,689	TYPE E
BLOCK J : LOT 90	0.239	10,393	TYPE E
BLOCK J : LOT 91X	1.624	70,739	OS
BLOCK JJ : LOT 1X	0.840	36,604	OS
BLOCK K : LOT 1X	0.831	36,194	OS
BLOCK K : LOT 2	0.258	11,238	TYPE C
BLOCK K : LOT 3	0.206	8,976	TYPE D
BLOCK K : LOT 4	0.187	8,160	TYPE E
BLOCK K : LOT 5	0.187	8,160	TYPE E
BLOCK K : LOT 6	0.206	8,976	TYPE D
BLOCK K : LOT 7	0.187	8,160	TYPE E
BLOCK K : LOT 8	0.351	15,286	TYPE C
BLOCK K : LOT 9	0.430	18,737	TYPE C
BLOCK K : LOT 10	0.218	9,477	TYPE E
BLOCK K : LOT 11	0.276	12,033	TYPE C
BLOCK K : LOT 12	0.218	9,500	TYPE E
BLOCK K : LOT 13	0.239	10,390	TYPE E
BLOCK KK : LOT 1	0.311	13,528	TYPE B
BLOCK KK : LOT 2	0.262	11,425	TYPE B
BLOCK KK : LOT 3	0.279	12,145	TYPE B
BLOCK KK : LOT 4	0.268	11,666	TYPE B
BLOCK KK : LOT 5	0.253	11,021	TYPE B
BLOCK KK : LOT 6	0.253	11,021	TYPE B
BLOCK KK : LOT 7	0.288	12,471	TYPE A
BLOCK KK : LOT 8	0.293	12,782	TYPE A
BLOCK KK : LOT 9	0.497	21,670	TYPE A
BLOCK KK : LOT 10	0.468	20,376	TYPE A
BLOCK KK : LOT 11	0.320	13,918	TYPE A
BLOCK KK : LOT 12	0.293	12,764	TYPE A
BLOCK KK : LOT 13	0.290	12,641	TYPE A
BLOCK KK : LOT 14	0.290	12,641	TYPE A
BLOCK KK : LOT 15	0.290	12,611	TYPE A
BLOCK KK : LOT 16	0.279	12,158	TYPE B
BLOCK KK : LOT 17	0.276	12,032	TYPE B
BLOCK KK : LOT 18	0.311	13,528	TYPE B
BLOCK L : LOT 1X	0.104	4,530	OS
BLOCK L : LOT 2	0.219	9,560	TYPE D
BLOCK L : LOT 3	0.210	9,162	TYPE D
BLOCK L : LOT 4	0.211	9,179	TYPE D
BLOCK L : LOT 5	0.211	9,196	TYPE D
BLOCK L : LOT 6	0.244	10,611	TYPE C
BLOCK L : LOT 7	0.212	9,233	TYPE D
BLOCK L : LOT 8	0.212	9,251	TYPE D
BLOCK L : LOT 9	0.213	9,268	TYPE D
BLOCK L : LOT 10	0.213	9,285	TYPE D
BLOCK L : LOT 11	0.246	10,713	TYPE C
BLOCK L : LOT 12	0.214	9,322	TYPE D
BLOCK L : LOT 13	0.214	9,339	TYPE D
BLOCK L : LOT 14	0.215	9,356	TYPE D
BLOCK L : LOT 15	0.215	9,373	TYPE D
BLOCK L : LOT 16	0.248	10,815	TYPE C
BLOCK L : LOT 17	0.238	10,360	TYPE D
BLOCK M : LOT 1	0.234	10,210	TYPE D
BLOCK M : LOT 2	0.205	8,910	TYPE D
BLOCK M : LOT 3	0.186	8,100	TYPE E
BLOCK M : LOT 4	0.186	8,100	TYPE E
BLOCK M : LOT 5	0.205	8,910	TYPE D
BLOCK M : LOT 6	0.256	11,155	TYPE C
BLOCK M : LOT 7	0.256	11,155	TYPE C
BLOCK M : LOT 8	0.205	8,910	TYPE D
BLOCK M : LOT 9	0.186	8,100	TYPE E
BLOCK M : LOT 10	0.186	8,100	TYPE E
BLOCK M : LOT 11	0.205	8,910	TYPE D
BLOCK M : LOT 12	0.234	10,210	TYPE D
BLOCK M : LOT 13	0.227	9,878	TYPE D
BLOCK M : LOT 14	0.206	8,976	TYPE D
BLOCK M : LOT 15	0.237	10,336	TYPE C
BLOCK M : LOT 16	0.237	10,336	TYPE C
BLOCK M : LOT 17	0.206	8,976	TYPE D
BLOCK M : LOT 18	0.206	8,976	TYPE D
BLOCK M : LOT 19	0.206	8,976	TYPE D
BLOCK M : LOT 20	0.237	10,336	TYPE C
BLOCK M : LOT 21	0.237	10,336	TYPE C
BLOCK M : LOT 22	0.206	8,976	TYPE D
BLOCK M : LOT 23	0.283	12,326	TYPE D
BLOCK M : LOT 24	0.303	13,180	TYPE D
BLOCK M : LOT 25	0.212	9,248	TYPE E

LOT NO.	ACRES	SQ. FT.	LOT TYPE
BLOCK N : LOT 11	0.243	10,564	TYPE C
BLOCK N : LOT 12	0.211	9,174	TYPE D
BLOCK N : LOT 13	0.243	10,564	TYPE C
BLOCK N : LOT 14	0.301	13,340	TYPE E
BLOCK N : LOT 15	0.192		

ACCEPTED FOR RECORDATION BY THE COUNTY CLERK OF DENTON COUNTY, TEXAS, ON 02/26/2025 AT 10:58 AM. INSTRUMENT NUMBER: 2025060467PM. THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REVIEW OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.

**OWNER'S CERTIFICATE  
STATE OF TEXAS §  
COUNTY OF DENTON §**

**WHEREAS**, Cana Capital Series 10 LLC, Frontier 191 Landbank LLC, and Denton Independent School District are the owners of a tract of land situated in the L. Rue Survey, Abstract No. 1110, the H. Rue Survey Abstract No. 1111, the B. Rue Survey, Abstract No. 1113, the P. R. Rue Survey, Abstract No. 1555, the C. Jackson Survey, Abstract No. 1546, the F. Wilkerson Survey, Abstract No. 1411, the J. Morton Survey, Abstract No. 793, and the J. Teeter Survey, Abstract No. 1262, Denton County, Texas, and being the remainder of a called 181.690-acre tract of land described in a deed to Cana Capital Series 10, LLC, as recorded in Instrument No. 2025-125276, Official Records, Denton County, Texas, and all of a called 5.00-acre tract of land, described in a deed to Cana Capital Series 10, LLC, recorded in Instrument No. 2025-125230 said Official Records, and all of a called 5.3266-acre tract of land, described in a deed to Cana Capital Series 10, LLC, recorded in Instrument No. 2025-125104, said Official Records, and all of a called 191.740-acre tract of land described in a deed to Frontier 191 Landbank LLC, as recorded in Instrument No. 2025-125290, said Official Records, and all of Lot 4, Block K of Middle School #9 Addition, according to the plat thereof recorded in Instrument No. 2023-375 of the Plat Records of Denton County, Texas, and being more particularly described as follows:

**BEGINNING** at a 1/2 inch iron rod found in Parvin Road (a public road) for the northwest corner of said 191.740-acre tract and the northeast corner of Parvin 1385 Addition, Block A, Lots 1 & 2, according to the plat thereof recorded in Instrument No. 2025-228, Plat Records, Denton County, Texas, also being on the south line of Sutton Fields Phase 4A, recorded in Instrument No. 2023-294, Plat Records, Denton County, Texas;

**THENCE** North 89°18'40" East, along the northerly line of said 191.740-acre tract, the northerly line of said 181.690-acre tract, and said Parvin Road, a distance of 1,610.43 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the southeast corner of said Sutton Fields Phase 4A, same being an ell corner of said 181.690-acre tract;

**THENCE** North 00°39'42" West, along the westerly line of said 181.690-acre tract, the easterly line of said Sutton Fields Phase 4A, the easterly line of a called 1.000-acre tract of land described in a deed to Mesa Blanco Investments, LLC, as recorded in Instrument No. 2025-4394, said Official Records, the easterly line of a called 1.398-acre tract of land described in a deed to Claude and Kathleen Adams, as recorded in Instrument No. 2011-67775, said Official Records, the easterly line of a called 0.366-acre tract of land described as Tract 2 in a deed to Michael Bohn and Lori Bohn, as recorded in Instrument No. 2020-19369, said Official Records, and continuing along said Parvin Road, a distance of 944.52 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the northerly northwest corner of said 181.690-acre tract, common to the southwest corner of Sutton Fields Phase 3D, recorded in Instrument No. 2022-44, said Plat Records;

**THENCE** South 89°11'31" East, departing the easterly line of said Sutton Fields Phase 4A, and along the northerly line of said 181.690-acre tract, and the southerly line of said Sutton Fields Phase 3D, and continuing along said Parvin Road, a distance of 1,632.72 feet to a mag nail with washer stamped "KHA" set for the southeast corner of said Sutton Fields Phase 3D, common to the southwest corner of a called 109.926-acre tract of land described in a deed to Sutton Fields East, LLC, recorded in Instrument No. 2021-192973, said Official Records;

**THENCE** South 89°13'09" East, continuing along the northerly line of said 181.690-acre tract and said Parvin Road, along the northerly line of said 5.00-acre tract, said 5.3266-acre tract, and the southerly line of said 109.926-acre tract, a distance of 740.89 feet to a mag nail with washer stamped "KHA" set for the northernmost northeast corner of said 5.3266-acre tract

**THENCE** South 86°15'56" East, continuing along the northerly line of said 5.3266-acre tract, the southerly line of said 109.926-acre tract and said Parvin Road, and along the northerly line of said 181.690-acre tract, a distance of 180.59 feet to a mag nail with washer stamped "KHA" set at the beginning of a tangent curve to the left with a radius of 350.00 feet, a central angle of 33°01'08", and a chord bearing and distance of South 72°46'30" East, 198.92 feet;

**THENCE** in an easterly direction, continuing along the northerly line of said 181.690-acre tract and the southerly line of said 109.926-acre tract and said Parvin Road, with said tangent curve to the left, an arc distance of 201.70 feet to a mag nail with washer stamped "KHA" set for corner;

**THENCE** South 89°17'04" East, continuing along the northerly line of said 181.690-acre tract and the southerly line of said 109.926-acre tract and said Parvin Road, and along the southerly line of a called 1.022-acre tract of land described in a deed to City of Ceina, Texas, as recorded in Instrument No. 2025-35148, said Official Records, a distance of 505.80 feet to a mag nail found for the southeast corner of said 1.022-acre tract, common to the southwest corner of Lily Creek at Sutton Fields, according to the plat thereof recorded in Document No. 2025-143, said Plat Records;

**THENCE** South 89°13'57" East, continuing along the northerly line of said 181.690-acre tract and said Parvin Road, a distance of 687.72 feet to an "X" cut in concrete found for the northeast corner of said 181.690-acre tract, common to the northernmost northwest corner of a called 48.323-acre tract of land described in a deed to VP Windong Investments LLC, recorded in Instrument No. 2021-74160, said Official Records;

**THENCE** departing said Parvin Road, and along the easterly line of said 181.690-acre tract and the westerly line of said 48.323-acre tract, Windong Ranch Phase 6D, recorded in Instrument No. 2023-390, said Plat Records; Windong Ranch Phase 7D&7H, recorded in Instrument No. 2022-322, said Plat Records, the following courses and distances:

- South 28°30'00" West, a distance of 111.84 feet to a point for corner;
- South 37°30'00" East, a distance of 160.31 feet to a point for corner;
- South 20°00'00" East, a distance of 146.57 feet to a point for corner;
- South 33°30'00" West, a distance of 125.24 feet to a point for corner;
- South 77°00'00" West, a distance of 163.96 feet to a point for corner;
- North 70°00'00" West, a distance of 159.08 feet to a point for corner;
- North 20°00'00" West, a distance of 145.13 feet to a point for corner;
- North 64°00'00" West, a distance of 105.82 feet to a point for corner;
- North 46°00'00" West, a distance of 137.91 feet to a point for corner;
- South 03°30'00" East, a distance of 88.33 feet to a point for corner;
- South 36°30'00" East, a distance of 126.60 feet to a point for corner;
- South 46°00'00" West, a distance of 143.43 feet to a point for corner;
- South 03°30'00" East, a distance of 96.44 feet to a point for corner;
- South 39°30'00" East, a distance of 67.58 feet to a point for corner;
- North 82°30'00" East, a distance of 89.32 feet to a point for corner;
- South 73°30'00" East, a distance of 61.35 feet to a point for corner;
- South 03°30'00" East, a distance of 80.35 feet to a point for corner;
- South 44°30'00" West, a distance of 98.69 feet to a point for corner;
- South 68°00'00" West, a distance of 162.38 feet to a point for corner;
- South 42°30'00" West, a distance of 146.51 feet to a point for corner;
- South 05°30'00" East, a distance of 79.52 feet to a point for corner;
- South 53°30'00" East, a distance of 96.87 feet to a point for corner;
- South 18°00'00" East, a distance of 161.60 feet to a point for corner;
- South 20°00'00" West, a distance of 148.19 feet to a point for corner;
- South 15°00'00" West, a distance of 172.18 feet to a point for corner;
- South 33°30'00" West, a distance of 286.52 feet to a point for corner;
- South 49°00'00" West, a distance of 92.68 feet to a point for corner;
- North 86°30'00" West, a distance of 86.67 feet to a point for corner;
- South 51°00'00" West, a distance of 46.11 feet to a point for corner;
- South 12°00'00" West, a distance of 183.60 feet to a point for corner;
- South 61°00'00" West, a distance of 125.65 feet to a point for corner;
- North 62°00'00" West, a distance of 117.81 feet to a point for corner;
- South 74°30'00" West, a distance of 83.62 feet to a point for corner;
- South 32°30'00" West, a distance of 99.40 feet to a point for corner;
- South 03°00'00" West, a distance of 103.89 feet to a point for corner;
- South 46°00'00" West, a distance of 51.34 feet to a point for corner;
- North 78°30'00" East, a distance of 112.64 feet to a point for corner;
- South 83°30'00" East, a distance of 109.64 feet to a point for corner;
- South 20°30'00" West, a distance of 123.94 feet to a point for corner;
- South 37°00'00" West, a distance of 84.31 feet to a point for corner;
- South 75°30'00" West, a distance of 201.74 feet to a point for corner;
- South 44°30'00" West, a distance of 137.72 feet to a point for corner;

- South 86°30'00" West, a distance of 242.05 feet to a point for corner;
- South 62°30'00" West, a distance of 215.47 feet to a point for corner;
- North 89°00'00" West, a distance of 124.44 feet to a point for corner;
- South 77°30'00" West, a distance of 146.53 feet to a point for corner;
- South 33°00'00" West, a distance of 105.98 feet to a point for corner;
- South 23°30'00" East, a distance of 103.84 feet to the southeast corner of said 181.690-acre tract, being on the northerly line of called Tract 2, described in a deed to VP Windong Operations LLC, recorded in Instrument No. 2018-142926, said Official Records;

**THENCE** South 88°59'25" West, departing the westerly line of said Windong Ranch Phase 7D&7H, along the southerly line of said 181.690-acre tract, the southerly line of aforesaid 191.740-acre tract and the northerly line of said Tract 2, a distance of 713.52 feet to a 204/84 inch corner of said 191.740-acre tract, common to an ell corner of said Tract 2, from which, a 1/2 inch iron rod (point) found for witness bears South 32°24' East, 5.95 feet;

**THENCE** North 00°13'47" East, along the westerly line of said 191.740-acre tract and the easterly line of said Tract 4, a distance of 40.46 feet to a point for corner;

**THENCE** departing the easterly line of said Tract 2, and continuing along the easterly line of said 191.740-acre tract, the following courses and distances:

- South 41°38'20" West, a distance of 25.71 feet to a point for corner;
- South 62°22'50" West, a distance of 74.71 feet to a point for corner;
- South 63°16'30" West, a distance of 46.88 feet to a point for corner;
- South 60°27'30" West, a distance of 36.25 feet to a point for corner;
- South 59°53'21" West, a distance of 29.79 feet to a point for corner;
- South 56°31'23" West, a distance of 28.94 feet to a point for corner;
- South 53°35'37" West, a distance of 60.89 feet to a point for corner;
- South 50°17'02" West, a distance of 81.83 feet to a point for corner;
- South 46°18'29" West, a distance of 31.30 feet to a point for corner;
- South 44°23'27" West, a distance of 33.07 feet to a point for corner;
- South 40°37'06" West, a distance of 32.29 feet to a point for corner;
- South 78°39'28" West, a distance of 42.01 feet to a point for corner;
- North 68°40'40" West, a distance of 41.63 feet to a point for corner;
- South 71°30'22" West, a distance of 47.59 feet to a point for corner;
- South 39°08'53" West, a distance of 42.46 feet to a point for corner;
- South 21°42'51" West, a distance of 42.39 feet to a point for corner;
- South 27°16'51" West, a distance of 36.07 feet to a point for corner;
- South 35°37'20" West, a distance of 35.68 feet to a point for corner;
- South 21°14'30" West, a distance of 37.49 feet to a point for corner;
- South 25°12'19" West, a distance of 85.30 feet to a point for corner;
- South 46°44'43" West, a distance of 42.18 feet to a point for corner;
- South 71°49'19" West, a distance of 42.89 feet to a point for corner;
- South 87°47'15" West, a distance of 47.42 feet to a point for corner;
- North 78°43'04" West, a distance of 45.72 feet to a point for corner;
- North 57°26'44" West, a distance of 44.71 feet to a point for corner;
- North 47°21'40" West, a distance of 45.17 feet to a point for corner;
- North 41°16'31" West, a distance of 44.92 feet to a point for corner;
- North 79°16'21" West, a distance of 46.36 feet to a point for corner;
- South 61°42'18" West, a distance of 42.39 feet to a point for corner;
- South 00°00'15" East, a distance of 45.45 feet to a point for corner;
- South 21°14'20" East, a distance of 44.11 feet to a point for corner;
- South 33°02'14" West, a distance of 44.26 feet to a point for corner;
- South 46°40'29" East, a distance of 44.26 feet to a point for corner;
- South 31°27'40" East, a distance of 38.89 feet to a point for corner;
- South 13°15'46" West, a distance of 44.03 feet to a point for corner;
- South 26°26'42" West, a distance of 49.23 feet to a point for corner;
- South 24°34'46" West, a distance of 57.69 feet to a point for corner;
- South 32°19'05" West, a distance of 44.83 feet to a point for corner;
- South 45°22'04" West, a distance of 49.31 feet to a point for corner;
- South 15°04'50" West, a distance of 44.34 feet to a point for corner;
- South 12°20'13" West, a distance of 47.05 feet to a point for corner;
- South 51°32'28" East, a distance of 47.72 feet to a point for corner;
- South 55°22'11" East, a distance of 46.41 feet to a point for corner;
- South 49°57'31" East, a distance of 45.99 feet to a point for corner;
- South 55°16'13" East, a distance of 45.45 feet to a point for corner;
- South 49°03'34" East, a distance of 25.79 feet to a point for corner;
- South 23°24'33" East, a distance of 45.63 feet to a point for corner;
- South 10°19'28" West, a distance of 47.19 feet to a point for corner;
- South 25°15'31" West, a distance of 48.85 feet to a point for corner;
- South 21°39'38" West, a distance of 44.51 feet to a point for corner;
- South 28°24'12" West, a distance of 26.50 feet to a point for corner;
- South 55°15'13" West, a distance of 49.81 feet to a point for corner;
- South 75°22'27" West, a distance of 44.43 feet to a point for corner;
- South 69°07'42" West, a distance of 44.61 feet to a point for corner;
- South 49°42'346" West, a distance of 41.71 feet to a point for corner;
- South 06°59'20" East, a distance of 46.31 feet to a point for corner;
- South 35°52'00" East, a distance of 46.30 feet to a point for corner;
- South 32°07'08" East, a distance of 49.74 feet to a point for corner;
- South 14°51'13" East, a distance of 44.18 feet to a point for corner;
- South 28°25'05" West, a distance of 42.52 feet to a point for corner;
- South 67°49'28" West, a distance of 46.70 feet to a point for corner;
- South 79°32'24" West, a distance of 40.33 feet to a point for corner;
- South 81°36'49" West, a distance of 49.95 feet to a point for corner;
- South 78°01'15" West, a distance of 36.49 feet to a point for corner;

South 05°35'28" East, a distance of 47.80 feet to a point for corner on the westerly line of said Tract 2;

**THENCE** North 85°37'47" East, along the westerly line of said Tract 2 and continuing along the easterly line of said 191.740-acre tract, a distance of 193.33 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for an ell corner of said Tract 2, common to a northeast corner of said 191.740-acre tract;

**THENCE** South 03°33'27" East, continuing along the westerly line of said Tract 2 and the easterly line of said 191.740-acre tract, a distance of 516.01 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the northerly southeast corner of said 191.740-acre tract, common to the north corner of a called 1.84-acre tract of land described in a certified copy of probate to Walter C. Fain, recorded in Document No. 2004-95008, said Official Records;

**THENCE** South 40°46'41" West, departing said westerly line, and along the northerly line of said 1.84-acre tract, same being the southerly line of said 194.740-acre tract, a distance of 552.59 feet to a 1/2 inch iron rod with

plastic cap (legible) found for the southeast corner of said 194.740-acre tract, common to the southwest corner of said 1.84-acre tract, also being on the northerly line of a called 23.507-acre tract of land described as Tract 3 in a deed to Town of Prosper, as recorded in Instrument No. 2022-69025, said Official Records;

**THENCE** South 89°21'41" West, along the northerly line of said Tract 3. And the southerly line of said 191.740-acre tract, a distance of 1,002.42 feet to a 1/2 inch iron rod found for the northwest corner of said Tract 3 and the easternmost northeast corner of aforesaid Lot 4;

**THENCE** South 00°28'40" East, departing the southerly line of said 191.740-acre tract, along the easterly line of said Lot 4 and the westerly line of said Tract 3, a distance of 587.80 feet to a 1/2 inch iron rod with plastic cap stamped "Coleman RPLS 4001" found for the south corner of said Lot 4 on the northeasterly right of way line of said Denton Way, and at the beginning of a tangent curve to the left with a radius of 530.00 feet, a central angle of 44°32'12", and a chord bearing and distance of North 22°44'46" West, 401.68 feet;

**THENCE** in a northerly direction along the westerly line of said Lot 4 and the northeasterly right of way line of said Denton Way, with said tangent curve to the left, an arc distance of 411.97 feet to a 1/2 inch iron rod with plastic cap (busted) found for corner;

**THENCE** North 45°00'52" West, continuing along the westerly line of said Lot 4 and the northeasterly right of way line of said Denton Way, a distance of 301.16 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the northwest corner of said Lot 4, common to the southwest corner of said 191.740-acre tract, and the south corner of Lot 3, Block A of aforesaid Middle School #9 Addition;

**THENCE** departing the northeasterly right of way line of said Denton Way, along the westerly line of said 191.740-acre tract and the easterly right of way line of said Middle School #9 Addition, and a called Tract 1 and a called Tract 2, described in a deed to VEE Prosper Oaks, LLC, recorded in Instrument No. 2022-53773, said Official Records, and the aforesaid Parvin 1385 Addition, the following courses and distances:

North 00°12'17" East, a distance of 978.51 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for an ell corner of said Tract 2, common to the southernmost northwest corner of said 191.740-acre tract, from which, a 5/8 inch iron rod found for witness bears North 11°17" West, 1.16 feet;

North 89°06'28" East, a distance of 47.14 feet to a 4 inch metal post found for an ell corner of said 191.740-acre tract, from which, a 1/2 inch iron rod found for witness bears North 02°24" East, 1.67 feet;

North 00°29'54" West, a distance of 720.64 feet to a 1/2 inch iron rod found for the northeast corner of said Tract 2, common to the southeast corner of said Tract 1;

North 00°32'07" West, a distance of 486.46 feet to a 1/2 inch iron rod found for the northeast corner of said Tract 1, common to the southeast corner of said Parvin 1385 Addition;

North 00°32'30" West, a distance of 2,726.37 feet to the **POINT OF BEGINNING** and containing 16,339.835 square feet or 375.111 acres of land, more or less.

**WEST PHASES (PRIVATE STREETS)**

NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS:

THAT Cana Capital Series 10 LLC, Frontier 191 Landbank LLC, and Denton Independent School District acting herein by and through its duly authorized officers, do hereby certify and adopt this plat designated the herein above described property as Prosper Oaks (West Phases), an addition to the Town of Prosper. The streets and alleys shown on this plat as access easements 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 hereby certify the following:

1. The street and alleys (and all associated storm sewer systems) are private streets and alleys (and storm sewer) and are dedicated to the Town of Prosper as Access, Utility, and Drainage Easements. The Town has no responsibility or liability to make any repairs to such streets and alleys and storm sewer so 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.

2. So long as such streets and alleys and associated storm sewer 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.

3. 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 and storm sewer 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 and storm sewer, the Association, its successors or assigns, or the owners of the lots in the subdivision will be, at the owners' or the Association's expense, all repairs required by the Town to the private streets and alleys and storm sewer to the Town. Before dedication, all public improvements and dedications shall be free and clear of all debt, liens, and/or encumbrances.

4. 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.

5. 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.

6. These covenants and restrictions shall run with the land and be binding on the owners of the property in this subdivision, their successors 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 its 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.

7. 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 acceptance of the subdivision by the Town.

8. 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 any time procuring permission from anyone.

9. 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.

10. 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.

11. 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.

12. 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.

13. For lots adjacent to a Floodplain Only:

a. 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 built-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.

**EAST PHASES (PUBLIC STREETS)**

NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS:

THAT Cana Capital Series 10 LLC, Frontier 191 Landbank LLC, and Denton Independent School District acting herein by and through its duly authorized officers, do hereby certify and adopt this plat designating the herein above described property as Prosper Oaks (East Phases), an addition to the Town of Prosper, and does hereby dedicate to the public use forever, the streets and alleys shown thereon. Cana Capital Series 10 LLC, Frontier 191 Landbank LLC, and Denton Independent School District does hereby certify the following:

1. The streets and alleys are dedicated for street and alley purposes.
2. All public improvements and dedications shall be free and clear of all debt, liens, and/or encumbrances.
3. The easements and public use areas, as shown are dedicated for the public use forever for the purposes indicated on this plat.
4. No building, fences, trees, shrubs, or other improvements or growth 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.
5. The Town of Prosper is not responsible for replacing any improvements in, under, or over any easements caused by maintenance or repair.
6. Utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use of using the same unless the easement limits the use to particular utilities, said use by the public utilities being subordinate to the public's and Town of Prosper's use thereof.
7. The Town of Prosper and public utilities shall have the right to remove and keep removed all or part of any building, 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.
8. 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 or removing all or parts of their respective systems without the necessity of any time procuring permission from anyone.
9. All modifications to this document shall be by means of plat and approved by the Town of Prosper.
10. For lots adjacent to a Floodplain Only:

a. 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 built-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.