

	LI	N15 02 23 W	13.90	4	L41	548 :
	L2	S29*54'02"W	50.01'	┨┟	L42	S41*0
	L3	N72°23'23"E	13.74'	┥┝	L43	N49*
	L4 L5	S28'07'02"W	95.48' 14.93'	┥┝	L44 L45	N31*
	L6	S30*36'43"W	50.13'	1	L46	S41°C
	L7	S79 * 38'46"W	14.13'	1	L47	S19*5
	L8	S6*25'36"E	14.76'	1[L48	S89*
	L9	S41'07'25"W	50.00'	╡┟	L49	S0'1
	L10	S48*52'35"E	10.89'	┥┝	L50	N89*
	L11	N76'53'56"E	13.11'	┥┝	L51	N01
	L12 L13	S27*58'33"E	14.04' 14.14'	┥┝	L52	N90*
	L13	S78'39'21"E S8'16'36"W	14.14	┥┝	L53 L54	N19*
	L15	N57'28'20"E	12.89'	+	L55	N41*
	L16	S10°14'03"E	14.24'	1		N71*
	L17	S83*34'24"W	13.50'	1	L57	S78*
	L18	S87*22'18"W	10.00'	1	L58	S11°C
	L19	N25°30'49"W	10.00'] [L59	N78*
	L20	N55*18'27"W	26.58'			
	L21	N0*12'44"E	49.41'			
	L22	S64*05'09"E	25.52'			
	L23	S29'02'56"E	32.68'			
	L24	S15'33'04"E	22.93'			
	L25 L26	S6*56'08"W	30.60' 23.19'	-		
	L20	S2'45'56"E	53.25'			
	L28	S27'32'34"E	107.99'			
	L29	N67°13'39"E	131.60'			
	L30	N73"11'34"E	85.45'			
	L31	S86*06'38"E	14.67'			
	L32	S40°01'28"E	157.00'			
	L33	S68*54'00"E	106.45'			
	L34	S48*36'36"E	93.80'			
	L35	N49 ' 52'35"W	18.50'			
	L36	N30'55'45"E	15.20'			
	L37	S49*52'35"E	15.24'			
	L38	N3013'09"W	20.65'	-		
	L39 	N30°55'45"E S30°13'09"E	17.13' 28.91'			
	L+0	330 13 09 E	20.91	J		
					DV	,
	LANL	D USE S		V\ <i>F</i>		
d' lots						
1UM SQ	UARE FOOT	-	11,6			
						e, 25' R
ium sid	e setback	ADJ TO STREE	T 15'S	IDE O		RNER LC
ium sid ium wie	e setback DTH & Dept		T 15'S 86'X			RNER LC
ium sid ium wie	e setback		T 15'S	IDE O		RNER LC
IUM SID IUM WIE AL TYPE	e setback Dth & Dept 'D' LOTS =		T 15'S 86'X	IDE O	N COF	
ium sid ium wie al type s site a	e setback Dth & Dept 'D' LOTS = REA	H	T 15'S 86'X	IDE O	N COF	AC
IUM SID IUM WIE AL TYPE S SITE A -OF-WA	E SETBACK DTH & DEPT 'D' LOTS = REA	H	T 15'S 86'X	IDE O	N COF 26.944 4.454	AC
IUM SID IUM WIE AL TYPE S SITE A -OF-WA	E SETBACK DTH & DEPT 'D' LOTS = REA	H	T 15'S 86'X	IDE O	N COF	AC AC
1UM SID 1UM WII AL TYPE S SITE A -OF-WA CREAG	E SETBACK DTH & DEPT 'D' LOTS = REA NY DEDICAT E	H	T 15'S 86'X	IDE C	N COF 26.944 4.454	AC
1UM SID 1UM WII AL TYPE S SITE A -OF-WA CREAG ENTIAL L	E SETBACK DTH & DEPT 'D' LOTS = REA NY DEDICAT E	H	T 15'S 86'X	LOTS	N COF 26.944 4.454	AC AC AC ACRE
IUM SID IUM WIE AL TYPE S SITE A -OF-WA CREAG ENTIAL L RAL OPE	REA AY DEDICAT E -OTS	H	T 15'S 86'X	LOTS 48 3	N COF	AC AC AC ACRE 15.3
IUM SID IUM WIE AL TYPE S SITE A -OF-WA CREAG ENTIAL L RAL OPE	REA AY DEDICAT E -OTS	H	T 15'S 86'X	LOTS 48 3	N COF	AC AC AC ACRE 15.3 7.1
IUM SID IUM WIE AL TYPE S SITE A -OF-WA CREAG ENTIAL L RAL OPE	REA AY DEDICAT E -OTS	H	T 15'S 86'X	LOTS 48 3	N COF	AC AC AC ACRE 15.3 7.1
IUM SID IUM WIE AL TYPE S SITE A -OF-WA CREAG ENTIAL L RAL OPE	E SETBACK DTH & DEPT I'D' LOTS = REA Y DEDICAT E -OTS EN SPACE		T 15'S 86'X 48	LOTS 48 3	N COF	AC AC AC ACRE 15.3 7.1
IUM SID IUM WIE AL TYPE S SITE A -OF-WA CREAG ENTIAL L RAL OPE	REA AY DEDICAT E -OTS	H	T 15'S 86'X 48	LOTS 48 3	N COF	AC AC AC ACRE 15.3 7.1
IUM SID IUM WIE AL TYPE S SITE A -OF-WA CREAG ENTIAL L RAL OPE	E SETBACK DTH & DEPT I'D' LOTS = REA Y DEDICAT E -OTS EN SPACE		T 15'S 86'X 48	LOTS 48 3	N COF	AC AC AC ACRE 15.3 7.1
IUM SID IUM WIE AL TYPE S SITE A -OF-WA CREAG ENTIAL L RAL OPE	E SETBACK DTH & DEPT I'D' LOTS = REA Y DEDICAT E -OTS EN SPACE		T 15'S 86'X 48	LOTS 48 3	N COF	AC AC AC ACRE 15.3 7.1
IUM SID IUM WIE AL TYPE S SITE A -OF-WA CREAG ENTIAL L RAL OPE	E SETBACK DTH & DEPT I'D' LOTS = REA Y DEDICAT E -OTS EN SPACE		T 15'S 86'X 48	LOTS 48 3	N COF	AC AC AC ACRE 15.3 7.1
IUM SID IUM WIE AL TYPE S SITE A -OF-WA CREAG ENTIAL L RAL OPE	E SETBACK DTH & DEPT I'D' LOTS = REA Y DEDICAT E -OTS EN SPACE		T 15'S 86'X 48	LOTS 48 3	N COF	AC AC AC ACRE 15.3 7.1
IUM SID IUM WIE AL TYPE S SITE A -OF-WA CREAG ENTIAL L RAL OPE	E SETBACK DTH & DEPT I'D' LOTS = REA IV DEDICAT E LOTS EN SPACE		T 15'S 86'X 48	LOTS 48 3	N COF	AC AC AC ACRE 15.3 7.1
IUM SID IUM WIE AL TYPE S SITE A -OF-WA CREAG ENTIAL L RAL OPE	E SETBACK DTH & DEPT I'D' LOTS = REA IV DEDICAT E LOTS EN SPACE	H ION (4) (4) (4) (4) (4) (5) (5) (5) (5) (5) (5) (5) (5) (5) (5	T 15'S 86'X 48	LOTS 48 3	N COF	AC AC AC ACRE 15.3 7.1
IUM SID IUM WIE AL TYPE S SITE A -OF-WA CREAG ENTIAL L RAL OPE	E SETBACK DTH & DEPT TD' LOTS = REA Y DEDICAT E OTS EN SPACE		T 15'S 86'X 48	LOTS 48 3	N COF	AC AC AC ACRE 15.3 7.1
IUM SID IUM WIE AL TYPE S SITE A -OF-WA CREAG ENTIAL L RAL OPE	E SETBACK DTH & DEPT TD' LOTS = REA Y DEDICAT E OTS EN SPACE	H ION (4) (4) (4) (4) (4) (4) (4) (5) (5) (5) (5) (5) (5) (5) (5) (5) (5	T 15'S 86'X 48	LOTS 48 3	N COF	AC AC AC ACRE 15.3 7.1
IUM SID IUM WIE AL TYPE S SITE A -OF-WA CREAG ENTIAL L RAL OPE	E SETBACK DTH & DEPT TD' LOTS = REA Y DEDICAT E LOTS EN SPACE		T 15'S 86'X 48 	LOTS 48 3	N COF	AC AC AC ACRE 15.3 7.1
IUM SID IUM WIE AL TYPE S SITE A -OF-WA CREAG ENTIAL L RAL OPE	E SETBACK DTH & DEPT TD' LOTS = REA Y DEDICAT E LOTS EN SPACE		T 15'S 86'X 48 	LOTS 48 3	N COF	AC AC AC ACRE 15.3 7.1
IUM SID IUM WIE AL TYPE S SITE A -OF-WA CREAG ENTIAL L RAL OPE	E SETBACK DTH & DEPT TD' LOTS = REA Y DEDICAT E OTS EN SPACE		T 15'S 86'X 48 	LOTS 48 3	N COF	AC AC AC ACRE 15.3 7.1
IUM SID IUM WIE AL TYPE S SITE A -OF-WA CREAG ENTIAL L RAL OPE	E SETBACK DTH & DEPT TD' LOTS = REA Y DEDICAT E OTS EN SPACE		T 15'S 86'X 48 	LOTS 48 3	N COF	AC AC ACRE 15.3 7.1 S/ACRE
IUM SID IUM WIE AL TYPE S SITE A -OF-WA CREAG ENTIAL L RAL OPE	E SETBACK DTH & DEPT TD' LOTS = REA Y DEDICAT E OTS EN SPACE		T 15'S 86'X 48 	LOTS 48 3	N COF	AC AC AC ACRE 15.3 7.1
IUM SID IUM WIE AL TYPE S SITE A -OF-WA CREAG ENTIAL L RAL OPE	E SETBACK DTH & DEPT TD' LOTS = REA Y DEDICAT E OTS EN SPACE		T 15'S 86'X 48 	LOTS 48 3	N COF	AC AC ACRE 15.3 7.1 S/ACRE
IUM SID IUM WII AL TYPE S SITE A -OF-WA CREAG ENTIAL L RAL OPE ENSITY	E SETBACK DTH & DEPT TD' LOTS = REA Y DEDICAT E OTS EN SPACE		T 15'S 86'X 48 	LOTS 48 3	N COF	AC AC ACRE 15.3 7.1 S/ACRE
IUM SID IUM WII AL TYPE S SITE A -OF-WA CREAG ENTIAL L RAL OPE ENSITY	E SETBACK DTH & DEPT TD'LOTS = REA Y DEDICAT E OTS EN SPACE		T 15'S 86'X 48 	LOTS 48 3	N COF	AC AC ACRE 15.3 7.1 S/ACRE
IUM SID	E SETBACK DTH & DEPT TD'LOTS = REA Y DEDICAT E OTS EN SPACE		T 15'S 86'X 48 	LOTS 48 3 1.77	N COF	AC AC ACRE 15.3 7.1 S/ACRE
IUM SID IUM WII AL TYPE S SITE A -OF-WA CREAG ENTIAL L RAL OPE ENSITY	E SETBACK DTH & DEPT TD'LOTS = REA Y DEDICAT E OTS EN SPACE		T 15'S 86'X 48 	LOTS 48 3 1.77	N COF	AC AC AC ACRE 15.3 7.1 S/ACRE
IUM SID	E SETBACK DTH & DEPT TD'LOTS = REA Y DEDICAT E OTS EN SPACE		T 15'S 86'X 48 	LOTS 48 3 1.77	N COF	AC AC AC ACRE 15.3 7.1 S/ACRE
IUM SID	CI2 CI2 CI2 CI2 CI2 CI2 CI2 CI2	H ION (4) (4) (5) (7) (7) (7) (7) (7) (7) (7) (7) (7) (7	T 15'S 86'X 48	LOTS 48 3 1.77	N COF	AC AC AC ACRE 15.3 7.1 S/ACRE
IUM SID	CI2 CI2 CI2 CI2 CI2 CI2 CI2 CI2		T 15'S 86'X 48	LOTS 48 3 1.77	N COF	AC AC AC ACRE 15.3 7.1 S/ACRE
IUM SID	CI2 CI2 CI2 CI2 CI2 CI2 CI2 CI2	H ION (4) (4) (5) (7) (7) (7) (7) (7) (7) (7) (7) (7) (7	T 15'S 86'X 48	LOTS 48 3 1.77	DE VE ALL REQU DEDI	AC AC AC ACRE 15.3 7.1 S/ACRE
IUM SID	CI2 CI2 CI2 CI2 CI2 CI2 CI2 CI2	H ION (4) (4) (5) (7) (7) (7) (7) (7) (7) (7) (7) (7) (7	T 15'S 86'X 48	IDE C 135' LOTS 48 3 1.77 1. 2. 3.	DE VE ALL REQU DE DI AND	AC AC AC AC ACRE 15.3 7.1. S/ACRE S/ACRE DEVE JIREME DEVE JIREME MON A CATED MAINT
IUM SID	CI2 CI2 CI2 CI2 CI2 CI2 CI2 CI2	H ION (4) (4) (5) (7) (7) (7) (7) (7) (7) (7) (7) (7) (7	T 15'S 86'X 48	LOTS 48 3 1.77	DE VE ALL REQU COM DEDI AND SELL ORD	AC AC AC AC ACRE 15.3 7.1. S/ACRE
IUM SID	CI2 CI2 CI2 CI2 CI2 CI2 CI2 CI2	H ION (4) (4) (5) (5) (5) (5) (5) (5) (5) (6) (7) (6) (7) (7) (7) (7) (7) (7) (7) (7) (7) (7	T 15'S 86'X 48	IDE C 135' LOTS 48 3 1.77 1. 2. 3.	DE VE ALL REQU COM DEDI AND SELL ORD	AC AC AC AC AC ACRE 15.3 7.1 S/ACRE
IUM SID	E SETBACK DTH & DEPT D'LOTS = REA Y DEDICAT E OTS EN SPACE	H ION (4) (4) (5) (5) (5) (5) (5) (5) (5) (6) (7) (6) (7) (7) (7) (7) (7) (7) (7) (7) (7) (7	T 15'S 86'X 48	IDE C 135' LOTS 48 3 1.77 1. 2. 3.	DE VE ALL REQU COM DEDI AND SELL ORDI AND BASI	AC AC AC AC AC AC AC AC AC AC AC AC AC A
IUM SID	E SETBACK DTH & DEPT D'LOTS = REA Y DEDICAT E OTS EN SPACE	H ION (4) (4) (5) (5) (5) (5) (5) (5) (5) (6) (7) (6) (7) (7) (7) (7) (7) (7) (7) (7) (7) (7	T 15'S 86'X 48	LOTS 48 3 1.77	DE VE ALL REQU ORDI AND SELL ORDI AND BASI TEXA	AC AC AC AC AC AC AC AC AC AC AC AC AC A
IUM SID	CI2 CI2 CI2 CI2 CI2 CI2 CI2 CI2	H ION (4) (4) (5) (5) (5) (5) (5) (5) (5) (6) (7) (6) (7) (7) (7) (7) (7) (7) (7) (7) (7) (7	T 15'S 86'X 48	LOTS 48 3 1.77	DEVE ALL REQU COM DEDI AND SELL ORDI AND BASI TEXA 2010	AC AC AC AC AC AC AC AC AC AC AC AC AC A
IUM SID	E SETBACK DTH & DEPT D'LOTS = REA Y DEDICAT E OTS EN SPACE	H ION (4) (4) (5) (5) (5) (5) (5) (5) (5) (6) (7) (6) (7) (7) (7) (7) (7) (7) (7) (7) (7) (7	T 15'S 86'X 48	LOTS 48 3 1.77	DE VE ALL REQU COM DEDI AND SELL ORDI AND SELL ORDI AND SELL ORDI AND	AC AC AC AC AC AC AC AC AC AC AC AC AC A
IUM SID	CI2 CI2 CI2 CI2 CI2 CI2 CI2 CI2	H ION (4) (4) (5) (5) (5) (5) (5) (5) (5) (6) (7) (6) (7) (7) (7) (7) (7) (7) (7) (7) (7) (7	T 15'S 86'X 48	LOTS 48 3 1.77 4. 2. 3. 4. 5. 6.	DEVE ALL 2010 31 LOT BASI TEXA 2010 BASI TEXA 2010 AND	AC AC AC AC AC AC AC AC AC AC AC AC AC A
IUM SID	CI2 CI2 CI2 CI2 CI2 CI2 CI2 CI2	H ION (4) (4) (5) (5) (5) (5) (5) (5) (5) (6) (7) (6) (7) (7) (7) (7) (7) (7) (7) (7) (7) (7	T 15'S 86'X 48	LOTS 48 3 1.7/	DEVE ALL 2010 31 LOT BASI TEXA 2010 BASI TEXA 2010 AND BASI TEXA 2010 AND	AC AC AC AC AC AC AC AC AC AC AC AC AC A
AUM WIL AL TYPE S SITE A -OF-WA CREAG ENTIAL L RAL OPP ENSITY	CI2 CI2 CI2 CI2 CI2 CI2 CI2 CI2	H ION (4) (4) (5) (5) (5) (5) (5) (5) (5) (6) (7) (6) (7) (7) (7) (7) (7) (7) (7) (7) (7) (7	T 15'S 86'X 48	LOTS 48 3 1.77 48 3 1.77 4. 5. 6. 7.	DE VE ALL 2010 31 LOT BASI TEXA 2010 AND BASI TEXA 2010 ALL PLAS	AC AC AC AC AC AC AC AC AC AC AC AC AC A

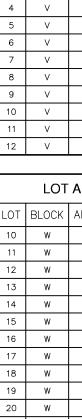
LINE	E TABLE
------	---------

L41 L42	S48*52'35"E	
142	510 52 55 E	25.00'
LTZ	S41'07'25"W	266.19'
L43	N49*47'04"W	9.72'
L44	N31 ° 11 ' 18"W	16.04'
L45	N41°07'25"E	261.47'
L46	S41°05'37"W	13.79'
L47	S19 * 55'27"W	19.11'
L48	S89*47'16"E	24.87'
L49	S0°11'10"W	48.72'
L50	N89 ' 47'16"W	75.00'
L51	N0*11'09"E	48.54'
L52	N90°00'00"E	28.86'
L53	N19*55'27"E	26.36'
L54	S71'07'25"W	69.84'
L55	N41°07'25"E	8.74'
L56	N71°07'25"E	110.47'
L57	S78*52'35"E	83.04'
L58	S11 ° 07'25"W	60.00'
L59	N78 * 52'35"W	66.96'

		CUH	VETA
CURVE #	RADIUS	DELTA	CHORI
C1	325.00'	8 · 54'54"	S2(
C2	525.00'	12 ° 07'32"	S2:
C3	425.00'	0'44'58"	N3
C4	375.00'	14 ° 56'15"	S23
C5	475.00'	12 ° 07'32"	N2
C6	275.00'	3*06'42"	S5
C7	375.00'	4°06'01"	N5 [.]
C8	325.00'	18 ° 32'43"	N6.
C9	350.00'	38 ° 04'26"	S3 ⁻
C10	325.00'	23*15'01"	S4
C11	275.00'	7°01'47"	N53
C12	50.00'	300°00'00"	N4
C13	325.00'	7°01'47"	N53
C14	275.00'	23*15'01"	S4
C15	325.00'	7 ° 20'04"	N4
C16	275.00'	14 ° 21'03"	N4
C17	400.00'	69 ° 07'10"	S2 [,]
C18	300.00'	12 ' 59'15"	N6
C19	50.00'	79 ° 09'17"	S3
C20	275.00'	30 ' 03'57"	N63
C21	275.00'	17 ' 38'41"	N6:
C22	325.00'	4°06'01"	N5 [.]
C23	325.00'	4 ' 08'23"	S5
C24	325.00'	27'18'23"	N6:
C25	20.00'	76 · 23'42"	S3
C26	350.00'	12 ' 59'15"	N6
C27	350.00'	19 ' 33'51"	S2
C28	350.00'	14 ° 56'15"	N2
C29	500.00'	12 ° 07'32"	N2
C30	400.00'	7 ' 54'22"	N3
C31	300.00'	14'21'03"	N4
C32	300.00'	2315'01"	S4
C33	300.00'	7 ° 01'47"	S5-
C34	375.00'	69 ° 07'10"	N2
C35	300.00'	24 ' 59'26"	N6
C36	350.00'	4 ° 06'01"	N5 ⁻
C37	300.00'	5 ° 25'52"	N5:
C38	325.00'	12'59'15"	NE
C39	45.00'	76'23'42"	N3 ⁻
C40	300.00'	27'18'23"	N6:
C41	50.00'	18 ° 27'47"	S1
C42	50.00'	17°15'14"	S59
C43	110.00'	29*34'16"	S5
C44	90.00'	45'23'26"	N2
1			

type 'd' lots				
MINIMUM SQUARE FOOT	11,610 SF			
MINIMUM SETBACKS	30' FRONT, 8' SIDE, 25' REAR			
MINIMUM SIDE SETBACK ADJ TO STREET	15' SIDE ON CORNER LOT			
MINIMUM WIDTH & DEPTH	86' X 135'	86' X 135'		
TYPICAL TYPE 'D' LOTS =	48			
GROSS SITE AREA	26.944 AC			
RIGHT-OF-WAY DEDICATION	4.454 AC			
NET ACREAGE	22.4	190 AC		
	LOTS	ACREAGE		
RESIDENTIAL LOTS	48	15.336		
NATURAL OPEN SPACE	3	7.154		
LOT DENSITY	1.781 LOTS/ACRE			

		043 110		29 34 1		6		
			C44	90	.00'	45 ° 23'2	26"	
				T A F			1	Г
			Γ AREA	IAE				
	LOT	BLOCK	AREA	(SF)	ARE/	A (AC)		LC
	7	U	1653	0	0.379			-
	8	U	1625	6	0.373		1	
	9	U	1449	0	0.333			
	10	U	1427	9	0.328		1	4
	11	U	1499	3	0.	344		5
	12	U	1579	7	0.	.363		6
	13	U	1510	5	0.347			7
	14	U	1416	4	0.325			8
	15	U	1457	14570		0.334		9
	16	U	1306	4	0.300			1
	17	U	1263	5	0.	0.290		1
	18	U	1475	14755		0.339		1
	19	U	1856	18563		0.426		
	20	U	1428	14280		0.328		Γ
	21	U	1251	5	0.	.287		
	22	U	1247	3	0.	.286		LC
	23	U	1273	9	0.	292		1
	24	U	1200	12001		.275		1
	25	U	1187	11875		.273		1
	26	U	11767		0.270			1
	27	U	1348	4	0	.310]	1
							_	1
Н	DA LO	DT AR	EA TAB	LE				1
							1	
BLOCK AREA (SF) AREA (AC)							1	

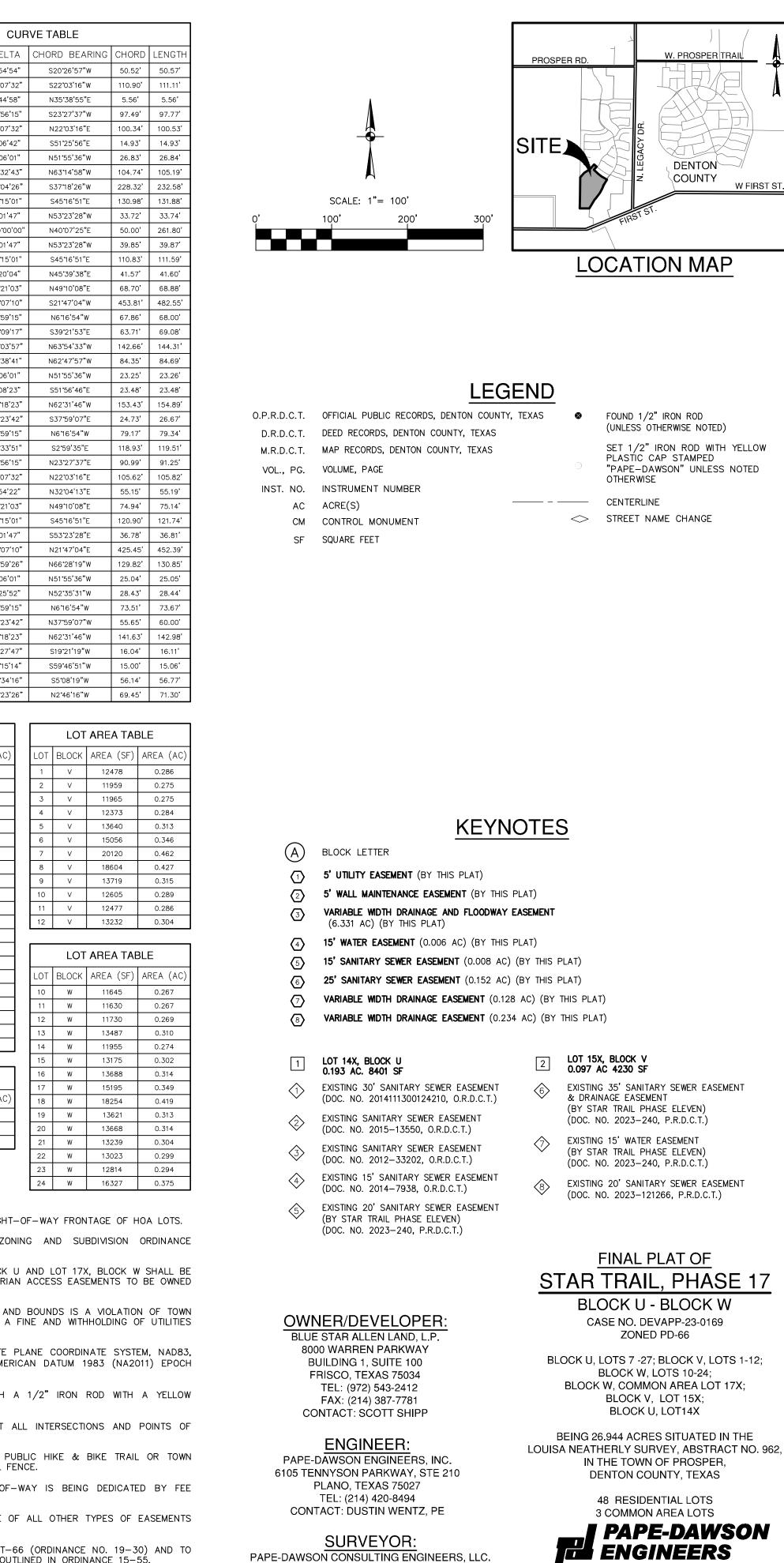


LOT 14X U 8401 0.193 15X V 4230 0.097 COMMON AREA LOT 17X W 299006 6.864

NOTES

- VELOPER TO INSTALL ALL SIDEWALKS ALONG RIGHT-OF-WAY FRONTAGE OF HOA LOTS.
- DEVELOPMENT WILL COMPLY WITH ALL ZONING AND SUBDIVISION ORDINANCE QUIREMENTS.
- MMON AREA LOT 15X, BLOCK V, LOT 14X, BLOCK U AND LOT 17X, BLOCK W SHALL BE DICATED AS LANDSCAPING, TRAILS, AND PEDESTRIAN ACCESS EASEMENTS TO BE OWNED D MAINTAINED BY THE HOA.
- LLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF TOWN DINANCE AND STATE LAW AND IS SUBJECT TO A FINE AND WITHHOLDING OF UTILITIES ND BUILDING PERMITS.
- SIS OF BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD83, XAS NORTH CENTRAL ZONE (4202) NORTH AMERICAN DATUM 1983 (NA2011) EPOCH 10.00.
- LOT CORNERS SHALL BE MONUMENTED WITH A 1/2" IRON ROD WITH A YELLOW ASTIC CAP.
- CUTS SET IN CONCRETE STREET PAVING AT ALL INTERSECTIONS AND POINTS OF JRVATURE.
- 8. ALL LOTS SIDING OR BACKING A PUBLIC PARK, PUBLIC HIKE & BIKE TRAIL OR TOWN THOROUGHFARE SHALL HAVE A DECORATIVE METAL FENCE.
- 9. 4.454 ACRES (194,018 SF) OF STREET RIGHT-OF-WAY IS BEING DEDICATED BY FEE SIMPLE TO THE TOWN OF PROSPER.
- 10. LANDSCAPE EASEMENTS SHALL REMAIN EXCLUSIVE OF ALL OTHER TYPES OF EASEMENTS UNLESS APPROVED BY TOWN COUNCIL.
- 11. THIS PLAT IS SUBJECT TO PLANNED DEVELOPMENT-66 (ORDINANCE NO. 19-30) AND TO THE ADDITIONAL RESIDENTIAL ZONING STANDARDS OUTLINED IN ORDINANCE 15-55.
- 12. LOTS IN THIS PHASE ARE SUBJECT TO IMPACT FEES ORDINANCE 17-14.
- 13. EXISTING 100-YR FULLY DEVELOPED FLOODPLAIN PER STUDY BY DOWDEY, ANDERSON AND
- ASSOCIATES, INC. DATED APRIL 2020.

W FIRST ST.



6105 TENNYSON PARKWAY, STE 210

PLANO, TEXAS 75024

TEL: (214) 420-8494

CONTACT: MARCOS A. MADRID, RPLS

6105 TENNYSON PKWY, STE 210 I PLANO, TX 75024 I 214.420.8494 TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10194390 DATE OF PREPARATION: MARCH 1, 2024

SHEET 1 OF 2

OWNERS CERTIFICATE

STATE OF TEXAS §

COUNTY OF DENTON §

BEING A TRACT OF LAND, LOCATED IN THE LOUISA NEATHERLY SURVEY, ABSTRACT NO. 962, DENTON COUNTY, TEXAS, AND BEING PART OF THAT TRACT OF LAND CONVEYED AS PARCEL IV IN DEED TO BLUE STAR ALLEN LAND, L.P., ACCORDING TO THE DOCUMENT OF RECORD FILED IN DOCUMENT NUMBER 2011-60030, OFFICIAL RECORDS, DENTON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD WITH A YELLOW CAP STAMPED "ARTHUR SURVEYING FOUND IN THE EAST LINE OF BOCK A, LOT 2, PROSPER SCHOOL CHURCH ADDITION, BLOCK A, LOTS 1, 2 & 3, AN ADDITION TO THE TOW OF PROSPER, DENTON COUNTY, TEXAS ACCORDING TO THE PLAT OF RECORD FILED IN DOCUMENT NUMBER 2019-336, OFFICIAL RECORDS, DENTON COUNTY, TEXAS, FOR THE MOST WESTERLY SOUTHWEST CORNER OF SAID PARCEL IV TRACT, AND THE NORTHWEST CORNER OF THAT TRACT OF LAND CONVEYED IN DEED TO PROSPER PROFESSIONAL CENTER, LLC, ACCORDING TO THE DOCUMENT OF RECORD FILED IN DOCUMENT NUMBER 2019-83405, OFFICIAL RECORDS, DENTON COUNTY, TEXAS;

THENCE N 00°02'31" W, ALONG THE COMMON WEST LINE OF SAID PARCEL IV, AND THE EAST LINE OF SAID BLOCK A, LOT 2, PROSPER SCHOOL ADDITION, A DISTANCE OF 423.26 FEET TO A DISTURBED 1/2" IRON ROD WITH RED CAP FOUND, IN THE WEST LINE OF SAID PARCEL IV, FOR THE COMMON NORTHEAST CORNER OF SAID BLOCK A, LOT 2, PROSPER SCHOOL ADDITION AND THE SOUTHEAST CORNER OF THAT TRACT OF LAND CONVEYED IN DEED TO DENTON COUNTY FRESH WATER SUPPLY DISTRICT NO. 10, ACCORDING TO THE DOCUMENT OF RECORD FILED IN DOCUMENT NUMBER 2014-7938, OFFICIAL RECORDS, DENTON COUNT, TFXAS:

THENCE N 00°12'44" E, ALONG THE COMMON WEST LINE OF SAID PARCEL IV, THE EAST LINE OF SAID DENTON COUNTY FRESH WATER SUPPLY DISTRICT NO. 10 TRACT, AND THE SOUTH LINE OF STAR TRAIL PHASE ELEVEN, AN ADDITION TO THE TOWN OF PROSPER, DENTON COUNTY, TEXAS, ACCORDING TO THE DOCUMENT OF RECORD FILED ON DOCUMENT NUMBER 2023-240, PLAT RECORDS, DENTON COUNTY, TEXAS, A DISTANCE OF 829.97 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "AG PROP COR"

THENCE LEAVING THE COMMON WEST LINE OF SAID PARCEL IV TRACT, THE EAST LINE OF SAID DENTON COUNTY FRESH WATER SUPPLY DISTRICT NO. 10 TRACT , AND THE SOUTH LINE OF SAID STAR TRAIL PHASE ELEVEN TRACT, THE FOLLOWING COURSES AND DISTANCES:

N 41°55'31" E, A DISTANCE OF 246.29 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "AG PROP COR" FOUND;

N 55°47'34" E, A DISTANCE OF 271.23 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "AG PROP COR" FOUND;

N 41°52'55" E, A DISTANCE OF 260.37 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "AG PROP COR" FOUND;

THENCE LEAVING THE COMMON SOUTH LINE OF SAID STAR TRAIL PHASE ELEVEN TRACT, THE SOUTH LINE OF STAR TRAIL PHASE THIRTEEN, AN ADDITION TO THE TOWN OF PROSPER, DENTON COUNTY, TEXAS, ACCORDING TO THE DOCUMENT OF RECORD FILED ON DOCUMENT NUMBER 2024-1, PLAT RECORDS, DENTON COUNTY, TEXAS, AND THE COMMON NORTH LINE OF SAID PARCEL IV TRACT, THE FOLLOWING COURSES AND DISTANCES:

S 48°00'24" E, A DISTANCE OF 135.49 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "AG PROP COR" FOUND; S 41°59'36" W, A DISTANCE OF 168.87 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "AG PROP COR" FOUND;

S 48°00'24" E, A DISTANCE OF 50.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "AG PROP COR" FOUND;

S 46°56'11" E, A DISTANCE OF 200.04 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "AG PROP COR" FOUND;

S 54°34'22" E, A DISTANCE OF 172.13 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "AG PROP COR" FOUND;

S 59°04'15" E, A DISTANCE OF 247.41 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "AG PROP COR" FOUND;

THENCE LEAVING THE COMMON SOUTH LINE OF SAID STAR TRAIL PHASE THIRTEEN TRACT AND OVER AND ACROSS SAID PARCEL IV TRACT, THE FOLLOWING COURSES AND DISTANCES:

S 30°55'45" W, A DISTANCE OF 217.22 FEET TO A 1/2" IRON ROD WITH YELLOW CAP STAMPED "PAPE-DAWSON" SET;

N 15°02'23" W, A DISTANCE OF 13.90 FEET TO A 1/2" IRON ROD WITH YELLOW CAP STAMPED "PAPE-DAWSON" SET; S 29°54'02" W, A DISTANCE OF 50.01 FEET TO A 1/2" IRON ROD WITH YELLOW CAP STAMPED "PAPE-DAWSON" SET;

N 72°23'23" E, A DISTANCE OF 13.74 FEET TO A 1/2" IRON ROD WITH YELLOW CAP STAMPED "PAPE-DAWSON" SET AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 325.00 FEET, A CENTRAL ANGLE OF 08°54'54", A CHORD BEARING AND DISTANCE OF S 20°26'57" W - 50.52 FEET;

ALONG SAID CURVE TO THE LEFT, AN ARC LENGTH OF 50.57 FEET TO A 1/2" IRON ROD WITH YELLOW CAP STAMPED "PAPE-DAWSON" SET AT THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 525.00 FEET, A CENTRAL ANGLE OF 12°07'32", A CHORD BEARING AND DISTANCE OF S 22°03'16" W - 110.90 FEET;

ALONG SAID CURVE TO THE RIGHT, AN ARC LENGTH OF 111.11 FEET TO A 1/2" IRON ROD WITH YELLOW CAP STAMPED "PAPE-DAWSON" SET;

S 28°07'02" W, A DISTANCE OF 95.48 FEET TO A 1/2" IRON ROD WITH YELLOW CAP STAMPED "PAPE-DAWSON" SET;

N 13°35'43" W, A DISTANCE OF 14.93 FEET TO A 1/2" IRON ROD WITH YELLOW CAP STAMPED "PAPE-DAWSON" SET;

S 30°36'43" W, A DISTANCE OF 50.13 FEET TO A 1/2" IRON ROD WITH YELLOW CAP STAMPED "PAPE-DAWSON" SET;

S 79°38'46" W, A DISTANCE OF 14.13 FEET TO A 1/2" IRON ROD WITH YELLOW CAP STAMPED "PAPE-DAWSON" SET AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 425.00 FEET, A CENTRAL ANGLE OF 00°44'58", A CHORD BEARING AND DISTANCE OF S 35°38'55" W - 5.56 FEET;

ALONG SAID CURVE TO THE RIGHT, AN ARC LENGTH OF 5.56 FEET TO A 1/2" IRON ROD WITH YELLOW CAP STAMPED "PAPE-DAWSON" SET:

S 36°01'24" W, A DISTANCE OF 269.51 FEET TO A 1/2" IRON ROD WITH YELLOW CAP STAMPED "PAPE-DAWSON" SET;

S 06°25'36" E, A DISTANCE OF 14.76 FEET TO A 1/2" IRON ROD WITH YELLOW CAP STAMPED "PAPE-DAWSON" SET;

S 41°07'25" W, A DISTANCE OF 50.00 FEET TO A 1/2" IRON ROD WITH YELLOW CAP STAMPED "PAPE-DAWSON" SET;

S 48°52'35" E, A DISTANCE OF 10.89 FEET TO A 1/2" IRON ROD WITH YELLOW CAP STAMPED "PAPE-DAWSON" SET;

S 30°59'47" W, A DISTANCE OF 417.62 FEET TO A 1/2" IRON ROD WITH YELLOW CAP STAMPED "PAPE-DAWSON" SET FOR THE NORTHEAST CORNER OF THE ABOVEMENTIONED PROSPER PROFESSIONAL CENTER, LLC TRACT;

THENCE S 89°40'08" E, ALONG THE COMMON WEST LINE OF SAID PARCEL IV, AND THE NORTH LINE OF SAID PROSPER PROFESSIONAL CENTER, LLC TRACT, A DISTANCE OF 386.47 FEET TO THE POINT OF BEGINNING, AND CONTAINING 26.944 ACRES OF LAND. MORE OR LESS.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, BLUE STAR ALLEN LAND, L.P., ACTING HEREIN BY AND THROUGH IT'S DULY AUTHORIZED AGENT, DOES HEREBY ADOPT THIS PLAT, DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS STAR TRAIL, PHASE 17, AN ADDITION TO THE TOWN OF PROSPER, AND DOES HEREBY DEDICATE TO THE PUBLIC USE FOREVER, THE STREETS AND ALLEYS SHOWN THEREON. THE (OWNER NAME) DOES HEREBY CERTIFY THE FOLLOWING:

- 2. ALL PUBLIC IMPROVEMENTS AND DEDICATIONS SHALL BE FREE AND CLEAR OF ALL DEBT, LIENS, AND/OR ENCUMBRANCES.
- PURPOSES INDICATED ON THIS PLAT.
- EASEMENTS CAUSED BY MAINTENANCE OR REPAIR.

- IN THE EASEMENTS
- 10. FOR LOTS ADJACENT TO A FLOODPLAIN ONLY:

- FLOODWAY MAP REVISION MAY BE REQUIRED.

ACCESS EASEMENT THE UNDERSIGNED COVENANTS AND AGREES THAT THE ACCESS EASEMENT(S) MAY BE UTILIZED BY ANY PERSON OF THE GENERAL PUBLIC FOR INGRESS AND EGRESS TO OTHER REAL PROPERTY, AND FOR THE PURPOSE OF GENERAL PUBLIC VEHICULAR USE AND ACCESS, AND FOR THE FIRE DEPARTMENT, POLICE, AND EMERGENCY USE IN ALONG, UPON, AND ACROSS SAID PREMISES, WITH THE RIGHT AND PRIVILEGE AT ALL TIME OF THE TOWN OF PROSPER, ITS AGENTS, EMPLOYEES, WORKMEN AND REPRESENTATIVES HAVING INGRESS, EGRESS, AND REGRESS IN, ALONG, UPON, AND ACROSS SAID PREMISES.

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 'HOMEOWNERS' 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 FASEMENT 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 W, 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 FASEMENT 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 OR SAID CREEK OR CREEKS OR FOR ANY DAMAGE TO PRIVATE PROPERTY OR PERSON THAT RESULTS FOR THE FLOW OF WATER ALONG SAID CREEK, OF FOR THE CONTROL OF FROSION, 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 DEFMED NECESSARY FOR DRAINAGE PLIRPOSES FACH 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.

WITNESS, MY HAND, THIS THE _____ DAY OF _____, 2024.

BY: BLUE STAR ALLEN LAND, L.P. 8000 WARREN PARKWAY BUILDING 1, SUITE 100 FRISCO, TEXAS 75034

NAME: _____

STATE OF TEXAS

COUNTY OF DENTON

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE _____, DAY OF _____, 2024.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS MY COMMISSION EXPIRES ON:

1. THE STREETS AND ALLEYS ARE DEDICATED FOR STREET AND ALLEY PURPOSES.

3. THE EASEMENTS AND PUBLIC USE AREAS, AS SHOWN ARE DEDICATED FOR THE PUBLIC USE FOREVER FOR THE 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

6. 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 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 WAS ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF THEIR RESPECTIVE SYSTEMS

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 TO OR REMOVING ALL OR PARTS OF THEIR RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT 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.

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 BUILD-OUT CONDITIONS OF THE ENTIRE DRAINAGE BASIN. EXISTING CREEKS, LAKES, RESERVOIRS, OR DRAINAGE CHANNELS TRAVERSING ALONG OR ACROSS PORTIONS OF THIS ADDITION, WILL REMAIN AS AN OPEN CHANNEL AT ALL TIMES AND WILL BE MAINTAINED BY THE INDIVIDUAL OWNERS OF THE LOT OR LOTS THAT ARE TRAVERSED BY THE DRAINAGE COURSES ALONG OR ACROSS SAID LOTS. THE TOWN WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF SAID DRAINAGE WAYS OR FOR THE CONTROL OF EROSION. EACH PROPERTY OWNER SHALL KEEP THE NATURAL DRAINAGE CHANNELS TRAVERSING HIS/HER PROPERTY CLEAN AND FREE OF DEBRIS, SILT, OR ANY SUBSTANCE THAT WOULD RESULT IN UNSANITARY CONDITIONS. THE TOWN SHALL HAVE THE RIGHT OF INGRESS AND EGRESS FOR THE PURPOSE OF INSPECTION AND SUPERVISION OF MAINTENANCE WORK BY THE PROPERTY OWNER TO ALLEVIATE ANY UNDESIRABLE CONDITIONS, WHICH MAY OCCUR. THE TOWN IS NOT OBLIGATED TO MAINTAIN OR ASSISTANCE WITH MAINTENANCE OF THE AREA. THE NATURAL DRAINAGE CHANNEL, AS IN THE CASE OF ALL NATURAL DRAINAGE CHANNELS, ARE SUBJECT TO STORM WATER OVERFLOW AND NATURAL BANK EROSION. THE TOWN SHALL NOT BE LIABLE FOR DAMAGES OF ANY NATURE RESULTING FROM THE OCCURRENCE OF THESE NATURAL PHENOMENA, NOR RESULTING FROM A FAILURE OF ANY STRUCTURE(S) WITHIN THE NATURAL DRAINAGE CHANNELS. THE NATURAL DRAINAGE CHANNEL CROSSING EACH LOT IS SHOWN BY THE FLOODWAY EASEMENT LINE AS SHOWN ON THE PLAT. IF A SUBDIVISION ALTERS THE HORIZONTAL OR VERTICAL FLOODPLAIN, A FEMA

THIS APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, AND REGULATIONS OF THE TOWN OF PROSPER, TEXAS.

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED, _____KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED AND AS THE ACT AND DEED THEREIN STATED.

SURVEYOR'S CERTIFICATE

KNOWN ALL MEN BY THESE PRESENTS:

THAT I, MARCOS A. MADRID, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT AND THE FIELD NOTES MADE A PART THEREOF FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATION OF THE TOWN OF PROSPER, TEXAS.

DATED THIS THE _____ DAY OF _____ , 2024. 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.

MARCOS A. MADRID REGISTERED PROFESSIONAL LAND SURVEYOR TEXAS REGISTRATION NO. 6740 FIRM REGISTRATION NO. 10194390 PAPE-DAWSON CONSULTING ENGINEERS, LLC 6105 TENNYSON PARKWAY, SUITE 210 Plano, texas 75024 TELE. (214) 420-8494 EMAIL: MMADRID@PAPE-DAWSON.COM

STATE OF TEXAS

COUNTY OF DENTON

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED. KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED AND AS THE ACT AND DEED THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS _____, DAY OF _____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON: _____

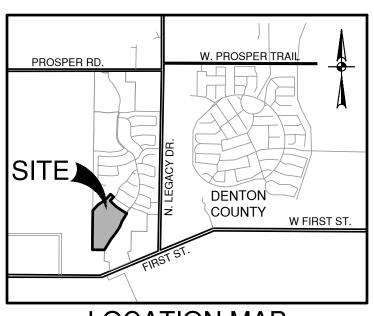
CERTIFICATE OF APPROVAL:

____, 20______ BY THE PLANNING & ZONING APPROVED THIS ______DAY OF _____ COMMISSION OF THE TOWN OF PROSPER, TEXAS

TOWN SECRETARY

ENGINEERING DEPARTMENT

DEVELOPMENT SERVICES DEPARTMENT



LOCATION MAP

STAR TRAIL, PHASE 17 **BLOCK U - BLOCK W** CASE NO. DEVAPP-23-0169 ZONED PD-66

BLOCK U, LOTS 7 -27; BLOCK V, LOTS 1-12; BLOCK W, LOTS 10-24; BLOCK W, COMMON AREA LOT 17X; BLOCK V, LOT 15X; BLOCK U, LOT14X

FINAL PLAT OF

BEING 26.944 ACRES SITUATED IN THE LOUISA NEATHERLY SURVEY, ABSTRACT NO. 962, IN THE TOWN OF PROSPER, DENTON COUNTY, TEXAS



6105 TENNYSON PKWY, STE 210 I PLANO, TX 75024 I 214.420.8494 TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10194390 DATE OF PREPARATION: MARCH 1, 2024

OWNER/DEVELOPER: BLUE STAR ALLEN LAND, L.P. 8000 WARREN PARKWAY BUILDING 1, SUITE 100 FRISCO, TEXAS 75034 TEL: (972) 543-2412 FAX: (214) 387-7781

CONTACT: SCOTT SHIPP

ENGINEER: PAPE-DAWSON ENGINEERS, INC. 6105 TENNYSON PARKWAY, STE 210 PLANO, TEXAS 75027 TEL: (214) 420-8494 CONTACT: DUSTIN WENTZ, PE

SURVEYOR: PAPE-DAWSON CONSULTING ENGINEERS, LLC. 6105 TENNYSON PARKWAY, STE 210 PLANO, TEXAS 75024 TEL: (214) 420-8494 CONTACT: MARCOS A. MADRID, RPLS

SHEET 2 OF 2