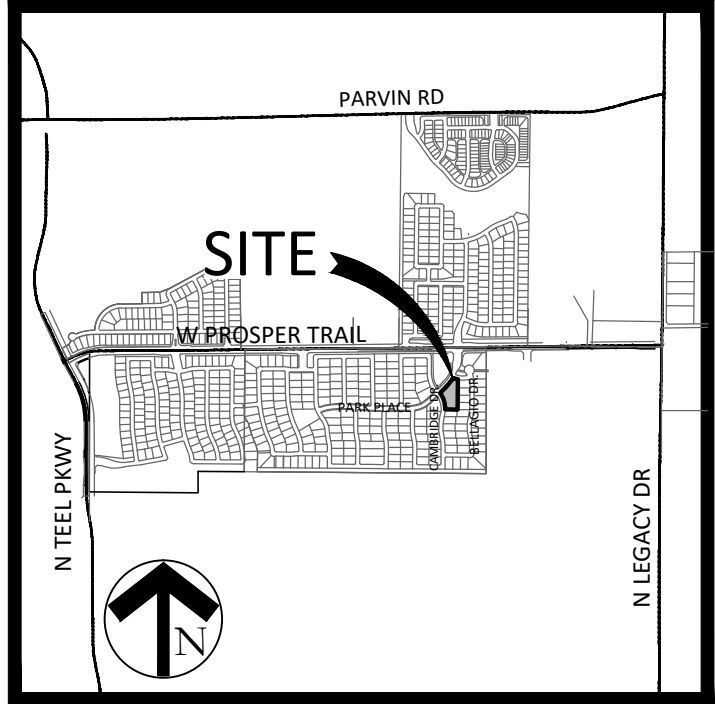


Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C1	24.12	30.00	046°04'38"	23.48	N62° 49' 19"W
C2	19.22	30.00	036°42'10"	18.89	S79° 28' 45"E

BENCHMARK NO. 1:
MAG NAIL ON A RETAINING WALL BEING APPROXIMATELY 310' SOUTHEAST OF THE CENTERLINE INTERSECTION OF CAMBRIDGE DRIVE AND PARK PLACE AND BEING APPROXIMATELY 426' SOUTHWEST OF THE CENTERLINE INTERSECTION OF ASTER DRIVE AND BELLAGIO DRIVE AND BEING APPROXIMATELY 160' WEST OF A STREETLIGHT.
NORTHING (GRID): 7,140,132.03 NORTHING (SURFACE): 7,141,222.40
EASTING (GRID): 2,474,028.06 EASTING (SURFACE): 2,474,405.87
ELEVATION: 602.40'

BENCHMARK NO. 2:
"X" CUT IN SIDEWALK ON THE EAST SIDE OF COOL RIVER TRAIL BEING APPROXIMATELY 67' SOUTHEAST OF A STORM MANHOLE AND BEING APPROXIMATELY 550' NORTHEAST OF THE CENTERLINE INTERSECTION OF COOL RIVER TRAIL AND HARVEST LANE AND BEING APPROXIMATELY 335' NORTHWEST OF THE INTERSECTION OF SASSAFRAS COURT AND PERSIMMON STREET.
NORTHING (GRID): 7,140,820.22 NORTHING (SURFACE): 7,141,910.70
EASTING (GRID): 2,470,820.22 EASTING (SURFACE): 2,475,296.20
ELEVATION: 611.63'

BENCHMARK NO. 3:
TOWN OF PROSPER BRONZE DISK STAMPED "TOWN OF PROSPER SURVEY MONUMENT" LOCATED ON THE NORTHWEST CORNER OF A CURB INLET LYING ON THE WEST SIDE OF SHAWNEE TRAIL +90' SOUTH OF THE INTERSECTION OF SHAWNEE TRAIL AND W. PROSPER TRAIL
NORTHING (GRID): 7,140,820.22 NORTHING (SURFACE): 7,142,131.31
EASTING (GRID): 2,474,918.26 EASTING (SURFACE): 2,481,080.80
ELEVATION: 615.09

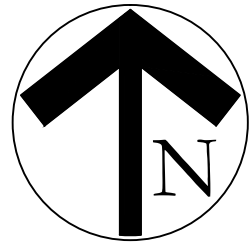


LOCATION MAP
NOT TO SCALE

LEGEND

- Point of Curvature or Tangency on Center Line
- ⊙ 1/2" Iron rod found with a yellow plastic cap stamped "PAPE DAWSON" (unless otherwise noted)
- AC Acre
- <CM> Control Monument
- C1 Curve No.
- UE Utility Easement
- WE Water Easement
- SSE Sanitary Sewer Easement
- CUE City Utility Easement
- IRF Iron Rod Found
- L1 Line No.
- FAUE Emergency Access & Utility Easement
- SF Square Feet
- EX Existing
- D.R.D.C.T. Deed Records of Denton County, Texas
- O.R.D.C.T. Official Records of Denton County, Texas

REPLAT PLAT STATEMENT:
THE PURPOSE OF THIS REPLAT PLAT IS TO ADD A FAUE EASEMENT FOR A PROPOSED DRIVE TO SERVE AN AMENITY CENTER FACILITY
NOTES:
1. NO FLOODPLAIN EXIST ON THIS SITE.
2. THE EASEMENTS AND PUBLIC USE AREAS, AS SHOWN, ARE DEDICATED FOR THE PUBLIC USE FOREVER FOR THE PURPOSES INDICATED ON THIS PLAT.
3. ALL EASEMENTS DEDICATED BY THIS PLAT SHALL BE OPEN TO, WITHOUT LIMITATION, ALL PUBLIC AND PRIVATE UTILITIES USING OR DESIRING TO USE THE SAME FOR THE PURPOSES DEDICATED.
4. NO PARKING TO BE ALLOWED ADJACENT TO THIS LOT.
5. COORDINATES SHOWN HEREON REFER TO "TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.



20 10 0 20
SCALE 1" = 20'

DEVAPP-26-0040

REPLAT
PARK PLACE PHASE 1
AMENITY CENTER
1.27 ACRES
BLOCK C, LOT 1X
J.M. DURRETT SURVEY, ABSTRACT NO. 350
TOWN OF PROSPER
DENTON COUNTY, TEXAS

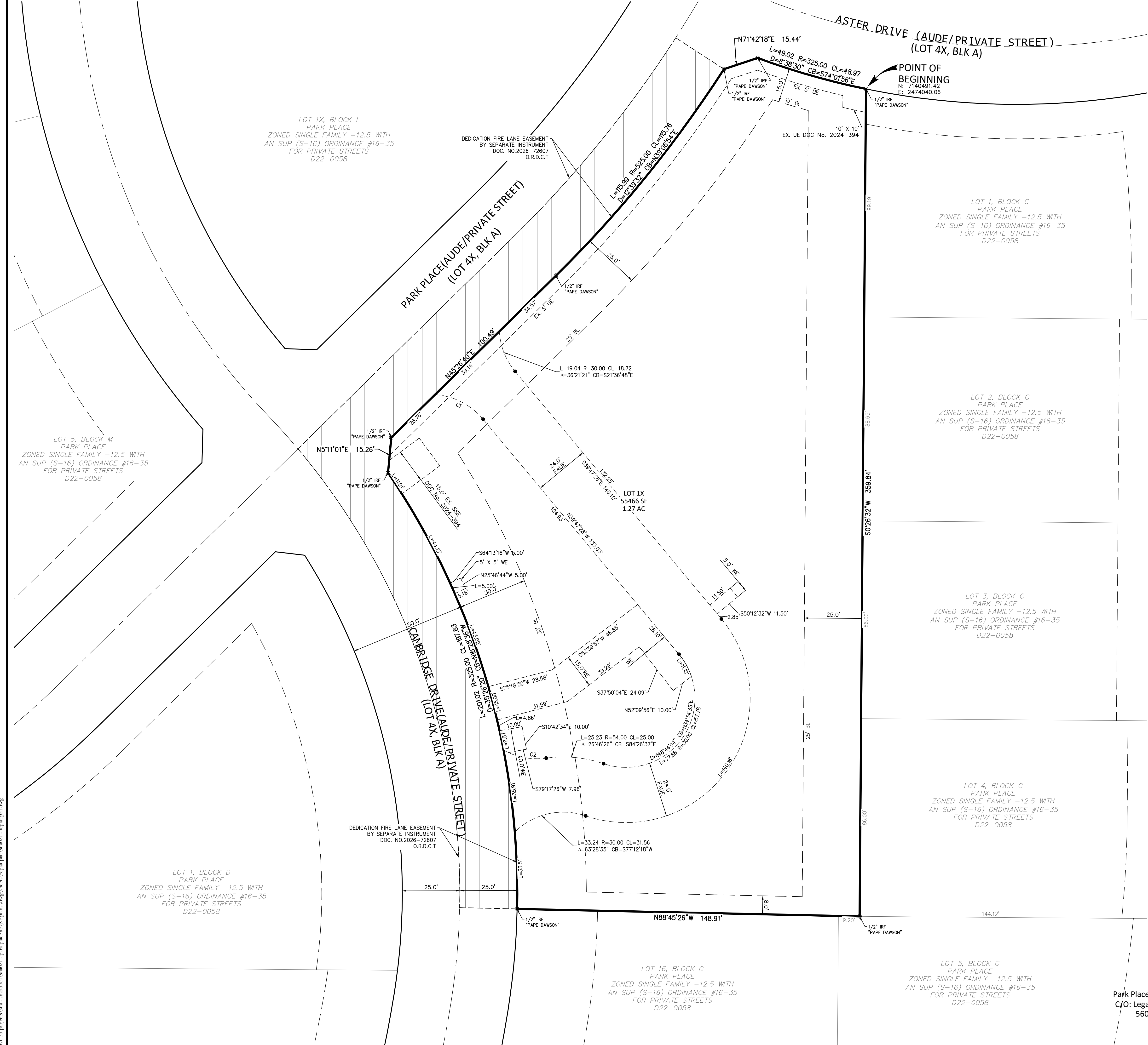
21 July 2026

SHEET 1 OF 2



Owner/Developer:
Park Place Prosper Community Association, INC
C/O: Legacy Southwest Property Management
5600 Tennyson Parkway, Suite 120
Plano, Texas 75024
Phone: 214-405-6942
Contact: Will Shaddock

Engineer/Surveyor:
Johnson Volk Consulting, Inc.
704 Central Parkway East, Suite 1200
Plano, Texas 75074
Phone: 972-201-3102
Contact: Claudio Segovia
Email: claudio.segovia@johnsonvolk.com



OWNER’S CERTIFICATE

STATE OF TEXAS
COUNTY OF DENTON

1.273 ACRES

WHEREAS, Park Place Prosper Community Association, Inc. are the owners of a tract of land situated in the J.M. DURRETT SURVEY, ABSTRACT NO. 350, Denton County, Texas and being all of Lot 1X, Block C of PARK PLACE, an Addition to the Town of Prosper, Denton, County, Texas according to the plat filed of record in Document No. 2024–394, Plat Records, Denton County, Texas and being out of a 1.273 acre tract conveyed to them by PPP 100 DEV LLC and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with a yellow plastic cap stamped "PAPE DAWSON"found in the south line of Aster Drive, a 50 foot right-of-way, for the common northwest corner of Lot 1, Block C of said Addition and the northeast corner of said Lot 1X;

THENCE South 00 degrees 26 minutes 32 seconds West, leaving said south line and with the east line of said Lot 1X, a distance of 359.84 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "PAPE DAWSON"found for the southeast corner of said Lot 1X;

THENCE North 88 degrees 45 minutes 26 seconds West, leaving said east line and with the south line of said Lot 1X, a distance of 148.91 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "PAPE DAWSON"found for the southwest corner of said Lot 1X, said point being at the beginning of a non–tangent curve to the left having a central angle of 35 degrees 26 minutes 20 seconds, a radius of 325.00 feet and a chord bearing and distance of North 16 degrees 28 minutes 36 seconds West, 197.83 feet;

THENCE Northerly, leaving said south line and with the west line of said Lot 1X, the following four (4) courses and distances:

Northerly, with said non–tangent curve to the left, an arc distance of 201.02 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "PAPE DAWSON"found for corner;

North 05 degrees 11 minutes 01 seconds East, a distance of 15.26 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "PAPE DAWSON"found for corner;

North 45 degrees 26 minutes 40 seconds East, a distance of 100.49 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "PAPE DAWSON"found for corner at the beginning of a curve to the left having a central angle of 12 degrees 39 minutes 32 seconds, a radius of 525.00 feet and a chord bearing and distance of North 39 degrees 06 minutes 54 seconds East, 115.76 feet;

Northerly, with said curve to the left, an arc distance of 115.99 feet to a point for corner;

THENCE North 71 degrees 42 minutes 18 seconds East, leaving said west line, a distance of 15.44 feet to a 1/2 inch iron rod found for corner in the south line of the above–mentioned Aster Drive at the beginning of a non–tangent curve to the left having a central angle of 08 degrees 38 minutes 30 seconds, a radius of 325.00 feet and a chord bearing and distance of South 74 degrees 01 minutes 56 seconds East, 48.97 feet;

THENCE Easterly, with said non–tangent curve to the left and with said south line, an arc distance of 49.02 feet to the POINT OF BEGINNING and containing 1.273 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That **Park Place Prosper Community Association, INC.**, acting herein by and through his(its) duly authorized officers, does hereby adopt this plat designating the herein above described property as **PARK PLACE BLOCK C, LOT 1X**, an addition to the Prosper, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets, alleys and easements shown thereon.

- 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 as long as they are private streets and alleys, except repairs made necessary by reason of installation, repair, or replacement of municipal utilities located therein or in the utility easements adjacent thereto.
- So long as such streets and alleys 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.
- 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 may, 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.
- These easements and public use areas, as shown, are dedicated for the benefit of the owners of the property in this subdivision, their leases, invitees, and licensees use forever, for the purpose indicated on this plat.
- The provisions hereof shall be binding upon and enforceable against all property owners in this subdivision, their successors and assigns and the Association and its successors and assigns. The provisions hereof may be enforced by the Town, any property owner in the subdivision, and/or the Association.
- These covenants and restrictions shall un with the land and be binding on the owners of the property in this subdivision, their successor and assigns, the Association, its successors and assigns and all parties claiming by, through and under them, in the event a replat is requested on all of part of this property, the Town may require any similar or additional restrictions and covenants in it's sole discretion. These covenants and restrictions shall terminate when all the access easements shown on this plat are included within a replat of all or part of this property and are dedicated to the Town as public streets and alleys. In addition, all modifications to this document shall be by means of plat and approved by the Town of Prosper.
- If the owner of the property in this subdivision should open the private streets to the public, such use shall be considered a temporary license only. The owners of property in this subdivision through the Association reserve the right to close the street to the public at any time prior to formal dedication of the street to the public, and acceptance of the same by The Town.
- The owners of property in this subdivision and the Association shall allow access to the subdivision and the streets in the subdivision to all Town employees and contractors acting on behalf of the Town and all governmental service vehicles, including, without limitation, law enforcement, fire, ambulance, sanitation, inspection, and health vehicles. In addition, Utility Easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the egement limits the use to particular utilities, said use by public utilities being subordinate to the Town's use thereof. The Town of Prosper and public utilities shall, at all time, have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding or removing all or parts of their respective systems without the necessity of procuring permission from anyone.
- The owners of property within this subdivision hereby agree and recognize that the entire subdivision is benefited by the Town allowing the owners to maintain and control access to the private streets shown hereon, and that the Town is benefited by having the value of the property enhanced for ad valorem tax purposes and not being under any covenants, the benefits shall constitute sufficient and valid consideration.
- The owners of each lot affected by a drainage easement across the rear portion of such lot may not construct any improvements within such lot except those improvements which (a) do not impede the natural flow of water across the property affected by such drainage easement (such as swimming pools and open fences) and (b) are built in accordance with and pursuant to a building permit issued by the Town. In no event shall Park Place Prosper Community Association, Inc, the Town, the Association or any of their successors or assigns have any liability for any improvements built in any drainage or utility easement. Each lot owner shall build in such area at his or her own risk and shall indemnify (Owner Name), the Town, the Association and their successors and assigns against any and all losses, damages and liability arising out of or associated with the construction of improvements on such owner's lot in any drainage or utility easement.
- No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscaping improvements may be placed in Landscape Easements, if approved by the Town. Landscaping may be placed in/or near other easements with Town approval. The Town and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The Town of Prosper is not responsible for replacing any improvements in, under, or over any easement caused by maintenance or repair.
- Invalidation or any word, phrase, sentence, paragraph, covenant, or restriction by court judgement or otherwise, shall not affect the validity of the other covenants or restrictions contained herein.

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.

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

This plat approved subject to all platting ordinances, rules, regulations, and resolutions of Town of Prosper, Texas.

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

BY:Park Place Prosper Community Association, INC

Authorized Signature of Owner

Printed Name and Title

STATE OF TEXAS §
COUNTY OF _____ §

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

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

Notary Public, the State of Texas.

SURVEYOR’S CERTIFICATION:

KNOW ALL MEN BY THESE PRESENTS:

That I, Ryan S. Reynolds, do hereby certify that I prepared this plat and the field notes made a part thereof from an 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 -----day of -----, 20-----.

FOR REVIEW PURPOSES ONLY.

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.

RYAN S. REYNOLDS, R.P.L.S.
Texas Registered Professional Land Surveyor No. 6385.

STATE OF TEXAS §
COUNTY OF _____ §

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

Given under my hand and seal of office, this ____ day of _____, 2026.

Notary public, the State of Texas

My Commission Expires On:

CERTIFICATE OF APPROVAL:

Approved this ____day of _____, 20__ by the Planning & Zoning

Commission of the Town of Prosper, Texas

TOWN SECRETARY

ENGINEERING DEPARTMENT

DEVELOPMENT SERVICES DEPARTMENT

NOTICE: Selling a portion of this addition by metes and bounds is a violation of Town Ordinance and state law and is subject to fines and withholding of utilities and building permits.

Owner/Developer:
Park Place Prosper Community Association, INC
C/O: Legacy Southwest Property Management
5600 Tennyson Parkway, Suite 120
Plano, Texas 75024
Phone: 214-405-6942
Contact: Will Shaddock

Engineer/Surveyor:
Johnson Volk Consulting, Inc.
704 Central Parkway East, Suite 1200
Plano, Texas 75074
Phone: 972-201-3102
Contact: Claudio Segovia
Email: claudio.segovia@johnsonvolk.com

DEVAPP-26-0040

REPLAT
PARK PLACE PHASE 1
AMENITY CENTER
1.27 ACRES
BLOCK C, LOT 1X
J.M. DURRETT SURVEY, ABSTRACT NO. 350
TOWN OF PROSPER
DENTON COUNTY, TEXAS

21 July 2026

SHEET 2 OF 2

