

DESCRIPTION OF PROPERTY:

**BEING** a tract of land situated in the L. Netherly Survey, Abstract No. 962 and the Collin County School Land Survey, Abstract No. 147, Denton County and Collin County, Texas, and being a all of Lot 2R, Block D of Prosper Center, Lots 2R, 5, 6, 7 and 8, according to the Revised Conveyance Plat thereof recorded in Document No. 2019-455 of the Plat Records of Denton County, Texas, and also being a portion of Prairie Drive, a 90 foot wide right-of-way, as dedicated in the Revised Conveyance Plat of Block A, Lot 1R and Block D, Lot 1R, Prosper Center recorded in Document No. 2016-2248 of the Plat Records of Denton County, Texas, and in said Revised Conveyance Deed to Prosper CJDR, LLC, as recorded in Instrument No. 2017-48505 of the Official Records of Denton County, Texas; and being more particularly described as follows:

**BEGINNING** a 5/8 inch iron rod with plastic cap stamped "KHA" found for the southwest corner of said Lot 2R, common to the southeast corner of Lot 3, Block D of Prosper Center, Block D, Lots 2, 3 and 4, according to the Revised Conveyance Plat thereof recorded in Document No. 2018-195 of the Plat Records of Denton County, Texas, same being on the northerly line of a called 5.45 acre tract of land described in a Special Warranty Deed to Prosper CJDR, LLC, as recorded in Instrument No. 2017-48505 of the Official Records of Denton County, Texas;

**THENCE** North 8°01'34" East, departing the northerly line of said 5.45 acre tract, along the westerly line of said Lot 2R and the easterly line of said Lot 3, passing at a distance of 618.05 feet a 5/8 inch iron rod with plastic cap stamped "KHA" found for the northwest corner of said Lot 2R, common to the northeast corner of said Lot 3, being on the southerly right-of-way line of Prairie Drive, a variable width right-of-way, and continuing along the same course, departing the southerly right-of-way line of said Prairie Drive and crossing said Prairie Drive, for a total distance of 663.05 feet to a point for corner in the centerline of said Prairie Drive, and at the beginning of a non-tangent curve to the left having a central angle of 26°39'35", a radius of 1100.00 feet, a chord bearing and distance of North 84°41'27" East, 507.22 feet;

**THENCE** along the centerline of said Prairie Drive, the following:

In a northeasterly direction, with said curve to the left, an arc distance of 511.83 feet to a point for corner;

North 71°21'39" East, a distance of 1112.67 feet to a point for corner;

**THENCE** South 18°38'02" East, departing the centerline of said Prairie Drive and crossing said Prairie Drive, passing at a distance of 45.00 feet a 5/8 inch iron rod with plastic cap stamped "KHA" found for the northeast corner of said Lot 2R, common to the northwest corner of Lot 5, Block D of said Prosper Center, Lots 2R, 5, 6, 7 and 8, same being on the southerly right-of-way line of said Prairie Drive, and continuing along the same course and along the easterly line of said Lot 2R and the westerly line of said Lot 5, for a total distance of 183.42 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

**THENCE** South 00°00'00" West, continuing along the easterly line of said Lot 2R and the westerly line of said Lot 5, a distance of 443.02 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the northerly southeast corner of said Lot 2R, common to the southwest corner of said Lot 5, being on the northerly line of Lot 8, Block D of said Prosper Center, Lots 2R, 5, 6, 7 and 8;

**THENCE** along the southerly and easterly lines of said Lot 2R and the northerly and westerly lines of said Lot 8, the following:

North 89°40'36" West, a distance of 93.95 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for corner;

South 26°21'39" West, a distance of 116.44 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for corner;

South 71°21'39" West, a distance of 369.27 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for corner;

South 0°02'42" East, a distance of 217.60 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for the southerly southeast corner of said Lot 2R, common to the northerly southwest corner of said Lot 8, being on the northerly line of a called 7.242 acre tract of land described in a deed to a called 7.242 acre tract of land described in a deed to Remington Prosper, LLC, as recorded in Instrument No. 20181218001536140 of the Official Public Records of Collin County, Texas;

**THENCE** along the southerly line of said Lot 2R and the northerly and westerly lines of said 7.242 acre tract, the following:

South 89°57'27" West, a distance of 643.31 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 85°45'46" West, a distance of 54.95 feet to a 1/2 inch iron rod found for corner;

South 85°50'43" West, a distance of 54.69 feet to a 1/2 inch iron rod found for corner;

South 85°50'19" West, a distance of 55.01 feet to a 1/2 inch iron rod found for corner;

South 85°59'20" West, a distance of 56.37 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 87°29'46" West, a distance of 53.65 feet to a 1/2 inch iron rod found for the northwest corner of said 7.242 acre tract;

South 1°22'51" East, a distance of 0.55 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for an ell corner of said Lot 2R, common to the northeast corner of aforesaid 5.45 acre tract;

**THENCE** departing the westerly line of said 7.242 acre tract, continuing along the southerly line of said Lot 2 and along the northerly line of said 5.45 acre tract, the following:

North 87°30'08" West, a distance of 5.35 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for corner;

South 89°21'32" West, a distance of 58.66 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for corner;

North 88°43'44" West, a distance of 58.65 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for corner;

North 86°49'20" West, a distance of 58.65 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for corner;

North 84°54'57" West, a distance of 58.65 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for corner;

North 83°00'34" West, a distance of 58.64 feet to the **POINT OF BEGINNING** and containing 27.418 acres (1,194,328 square feet) of land, more or less.

EXHIBIT A  
TRACT 4R  
27.418 ACRES (GROSS)  
25.729 ACRES (NET)

LOT 2R, BLOCK D OF PROSPER CENTER,  
BLOCK D, LOTS 2R, 5, 6, 7 AND 8

L. NETHERLY SURVEY, ABSTRACT NO. 962  
COLLIN COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 147  
TOWN OF PROSPER, DENTON AND COLLIN COUNTY, TEXAS  
CASE NO. Z20-0014

**Kimley»Horn**

6160 Warren Parkway, Suite 210  
Frisco, Texas 75034

Tel. (972) 335-3580  
FIRM # 10193822

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	SG	KHA	MAY 2020	067252018	1 OF 1
OWNER: Prosper Villages at Legacy LLC 10950 Research Road Frisco, Texas 75033 Ph: 214.387.3993 Contact: Clint Richardson					
ENGINEER: Kimley-Horn and Associates, Inc. 6160 Warren Parkway, Suite 210 Frisco, Texas 75034 Ph: 972.335.3580 Contact: Thomas Fletcher, P.E.					

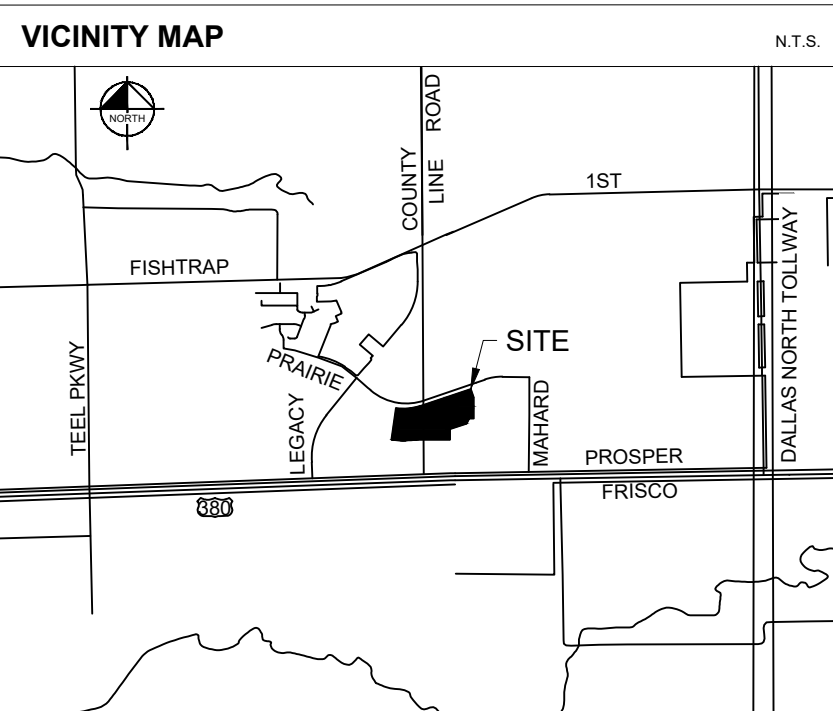
**PRELIMINARY**  
THIS DOCUMENT SHALL  
NOT BE RECORDED FOR  
ANY PURPOSE AND  
SHALL NOT BE USED OR  
VIEWED OR RELIED  
UPON AS A FINAL  
SURVEY DOCUMENT

SYLVIANA GUNAWAN  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 6461  
6160 WARREN PKWY., SUITE 210  
FRISCO, TEXAS 75034  
PH. 972-335-3580  
sylviana.gunawan@kimley-horn.com

NOTES:

- Bearing system based on the south line of Prosper Center Block B, Lot 1R and 2 as recorded in Doc. No. 2016-241 P.R.D.C.T.
- According to Map No. 48121C0230J, dated June 02, 2009 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Collin County, Texas, Federal Emergency Management Agency, Federal Insurance Administration and Map No. 48085C0230J, dated June 2, 2009 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Collin County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, this property is located within Zone "X-Unshaded", which is not a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

Lots: 103  
Acreage: 25.729  
Density: 4.00 D.U./AC



LEGEND

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

**Z20-0014**

**EXHIBIT “B”**

**STATEMENT OF INTENT AND PURPOSE**

This Planned Development District establishes the development standards to facilitate the development of a single-family community within Tract 4R of Greens at Legacy.

## Z20-0014

### EXHIBIT "C"

#### PLANNED DEVELOPMENT STANDARDS

Conformance with the Town's Zoning Ordinance and Subdivision Ordinance: Except as otherwise set forth in these Development Standards, the regulations of the Town's Zoning Ordinance (Ordinance No. 05-20 as it currently exists or may be amended) and the Subdivision Ordinance (Ordinance No. 17-41 as it currently exists or may be amended) shall apply.

#### 1. Single Family Residential

- 1.1 Conceptual Layout: The single-family detached development within Tract 4R shall be in general accordance with the attached conceptual layout set forth in Exhibit D.

Density: A maximum of one hundred five (105) units shall be allowed within Tract 4R, of which, a minimum of thirty (30) units shall be Type B Lots and the remainder shall be Type A Lots.

One-Story Houses: A minimum of 50 percent (50%) of the houses built in this development shall be one-story in height.

- 1.2 Permitted Uses: Land uses allowed within the Single Family Residential Tracts are as follows: Uses followed by an **S** are permitted by Specific Use Permit. Uses followed by a **C** are permitted subject to conditional development standards. Conditional development standards are set forth in Chapter 3, Section 1 of the Town's Zoning Ordinance.

- Accessory Building
- Antenna and/or Antenna Support Structure, Non-Commercial **C**
- Day Care Center, In-Home **C**
- Garage Apartment
- Guest House
- Home Occupation **C**
- Homebuilder Marketing Center **C**
- House of Worship
- Household Care Facility
- Model Home
- Municipal Uses Operated by the Town of Prosper
- Park or Playground
- Private Recreation Center
- Private Utility, Other Than Listed
- Single Family Dwelling, Detached - as described herein
- Temporary Building **C**
- Utility Distribution/Transmission Facility **S**

- 1.3 Density: The maximum number of single family detached units shall be one hundred five (105).

1.4 Lot Types: The single family detached lots shall be in accordance with the following Lot Types:

- Type A Lots: Minimum 6,600 square foot lots
- Type B Lots: Minimum 7,800 square foot lots

1.5 Single Family Detached Residential Area and Building Regulations:

1.5.1 Type A: A maximum of seventy-five (75) total units of this type shall be allowed and shall only be located within Tract4R.

1.5.1.1 Size of Yards:

1.5.1.1.1 Minimum Front Yard: The minimum front yard shall be twenty (20) feet and twenty-five (25) feet for the front façade of garages.

1.5.1.1.2 Minimum Side Yard: Five (5) feet; fifteen (15) feet on corner adjacent to street.

1.5.1.1.3 Minimum Rear Yard: Fifteen (15 ) feet for a one (1) story house and twenty (20) feet for a two (2) story house.

1.5.1.2 Size of Lots:

1.5.1.2.1 Minimum Lot Area: Six thousand six hundred (6,600) square feet.

1.5.1.2.2 Minimum Lot Width: Fifty-five (55) feet; except for lots at the terminus of a cul-de-sac, on a corner, or along a curve may have a width of fifty (50) feet at the front building line; provided all other requirements of this section are fulfilled.

1.5.1.2.3 Minimum Lot Depth: One hundred twenty (120) feet; except for lots at the terminus of a cul-de-sac, on a corner, backing to a turn lane, or along a curve may have a depth of one hundred ten (110) feet, measured at the midpoints of the front and rear lot lines provided all other requirements of this section are fulfilled.

1.5.1.3 Minimum Dwelling Area: Two thousand three hundred and fifty (2,350) square feet.

1.5.1.4 Maximum Building Height: Two and a half (2 ½) stories, no greater than forty (40) feet.

1.5.1.5 Lot Coverage: Fifty Five (55) percent.

1.5.2 Type B: Except for those lots developed per 1.5.1, the remainder of the units within the development shall be of this type.

1.5.2.1 Size of Yards:

1.5.2.1.1 Minimum Front Yard: The minimum front yard shall be twenty (20) feet and twenty-five (25) feet for the front façade of garages.

1.5.2.1.2 Minimum Side Yard: Five (5) feet; fifteen (15) feet on corner adjacent to street.



1.5.2.1.3 Minimum Rear Yard: Fifteen (15) feet for a one (1) story house and twenty (20) feet for a two (2) story house.

1.5.2.2 Size of Lots:

1.5.2.2.1 Minimum Lot Area: Seven thousand eight hundred (7,800) square feet.

1.5.2.2.2 Minimum Lot Width: Sixty-five (65) feet; except for lots at the terminus of a cul-de-sac, on a corner, or along a curve may have a width of sixty (60) feet at the front building line; provided all other requirements of this section are fulfilled.

1.5.2.2.3 Minimum Lot Depth: One hundred twenty (120) feet; except for lots at the terminus of a cul-de-sac, on a corner, backing to a turn lane, or along a curve may have a depth of one hundred ten (110) feet, measured at the midpoints of the front and rear lot lines provided all other requirements of this section are fulfilled.

1.5.2.3 Minimum Dwelling Area: Two thousand six hundred (2,600) square feet.

1.5.2.4 Maximum Building Height: Two and a half (2 ½) stories, no greater than forty (40) feet.

1.5.2.5 Lot Coverage: Fifty Five (55) percent

1.6 Additional Standards: Residential development shall employ the following additional measures to promote a quality residential community.

1.6.1 Fencing: All fencing shall comply with the Town's fencing standards as they exist or may be amended. In addition, the following regulations shall apply:

1.6.1.1 Fencing shall not exceed (8) feet in height above grade.

1.6.1.2 All fencing located adjacent to open space, parks, or floodplain shall consist of ornamental metal.

1.6.1.3 All wood fencing facing a public street shall consist of cedar, board on board with a top rail, and supported by steel posts. A common wood fence stain color shall be established for the community by the developer.

1.6.1.4 Fences shall be located at least ten (10) feet behind the front elevation of the main building.

1.6.2 Exterior Lighting: All homes shall provide an exterior lighting package to illuminate front entrances and garages.

1.6.3 Garages:

1.6.3.1 Homes shall have a minimum of two (2) car garages, but not more than three (3). No carports shall be permitted.

1.6.3.2 A house with three (3) car garage/enclosed parking spaces shall not have more than two (2) garage doors facing the street. (Note that one double (approximately 20') door counts as two garage doors).

1.6.3.3 All garage doors shall have stamped reveals / texture or have a cedar cladding.

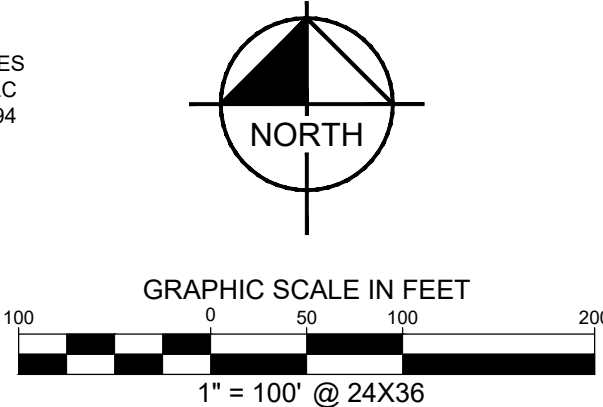
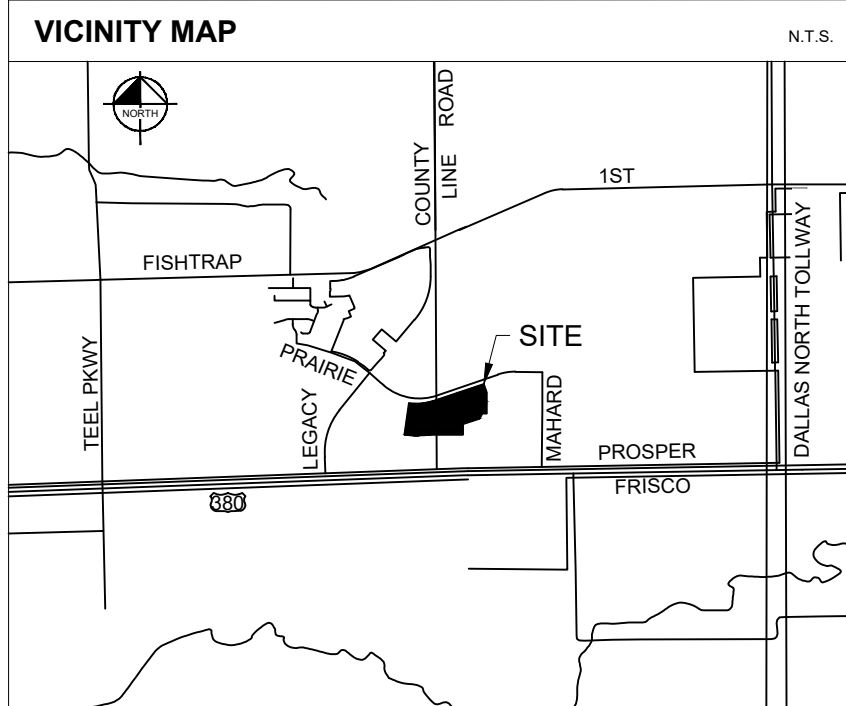
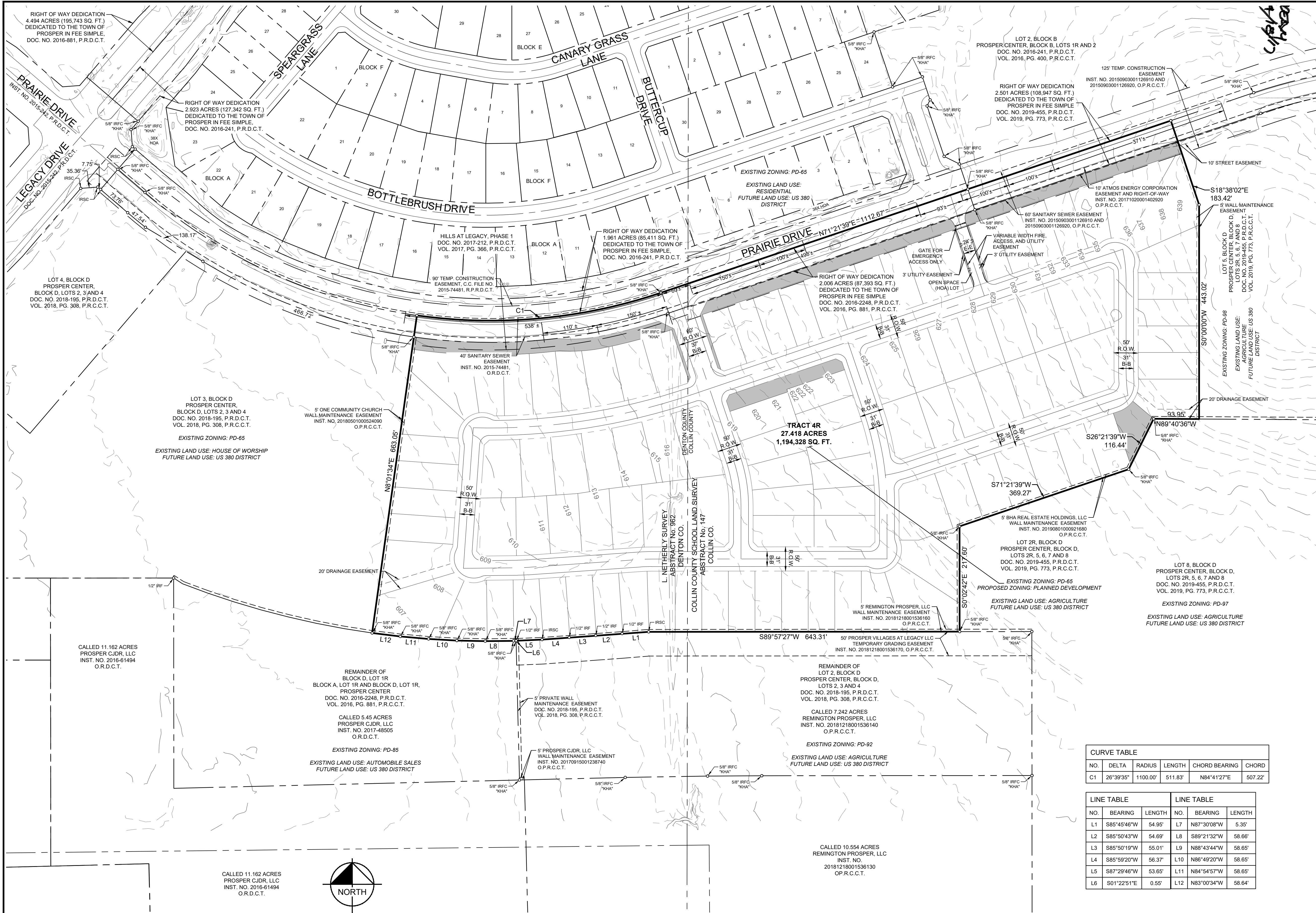
1.6.3.4 Type A and Type B Lots shall not be required to have swing-in driveways and/or side facing garages.

1.6.4 Driveways and Sidewalks:

All portions of driveways and sidewalks outside of the public ROW shall incorporate an enhanced paving treatment consisting of stained concrete, exposed aggregate concrete, salt finished concrete, and/or brick borders.

1.6.5 Building Facades: Houses within Tract 4R shall be in general conformance with the conceptual facades shown in Exhibit F

1.6.6 A minimum of fifty percent (50%) of the front elevation of each structure shall have a minimum plate height of 10 feet on the first floor.



CURVE TABLE				
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING
C1	26°39'35"	1100.00'	511.83'	N84°41'27"E

LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	S85°45'46"W	54.95'	L7	N87°30'08"W	5.35'
L2	S85°50'43"W	54.69'	L8	S89°21'32"W	58.66'
L3	S85°50'19"W	55.01'	L9	N88°43'44"W	58.65'
L4	S85°59'20"W	56.37'	L10	N86°49'20"W	58.65'
L5	S87°29'46"W	53.65'	L11	N84°54'57"W	58.65'
L6	S01°22'51"E	0.55'	L12	N83°00'34"W	58.64'

- NOTES:**
- Bearing system based on the south line of Prosper Center Block B, Lot 1R and 2 as recorded in Doc. No. 2016-241 P.R.D.C.T.
  - According to Map No. 48121C0230J, dated June 02, 2009 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Collin County, Texas, Federal Emergency Management Agency, Federal Insurance Administration and Map No. 48085C0230J, dated June 2, 2009 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Collin County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, this property is located within Zone "X-Unshaded", which is not a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

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= OPEN SPACE LOT

Land Use Table	
Tract	4R
Type A SF Units	Max. of 75
Type B SF Units	Min. of 30
<b>Total</b>	<b>Max of 105</b>

EXHIBIT D  
TRACT 4R  
**27.418 ACRES (GROSS)**  
**25.729 ACRES (NET)**

LOT 2R, BLOCK D OF PROSPER CENTER,  
BLOCK D, LOTS 2R, 5, 6, 7 AND 8

L. NETHERLY SURVEY, ABSTRACT NO. 962  
COLLIN COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 147  
TOWN OF PROSPER, DENTON AND COLLIN COUNTY, TEXAS  
CASE NO. Z20-0014

**Kimley»Horn**

6160 Warren Parkway, Suite 210  
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Tel. No. (972) 335-3580  
FIRM # 10193822

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<b>OWNER:</b> Prosper Villages at Legacy LLC 10950 Research Road Frisco, Texas 75033 Ph: 214.387.3993 Contact: Clint Richardson					
<b>ENGINEER:</b> Kimley-Horn and Associates, Inc. 6160 Warren Parkway, Suite 210 Frisco, Texas 75034 Ph: 972.335.3580 Contact: Thomas Fletcher, P.E.					

**Z20-0014**

**EXHIBIT "E"**

**DEVELOPMENT SCHEDULE**

It is anticipated that the development of the single-family community within Tract 4R of Prosper Center will begin within 1 to 5 years after approval and signing of the zoning ordinance. During this time period, prior to the initial stages of development, it is foreseen that plans and studies will be prepared for development and marketing of the property.

Progress of development improvements will primarily depend on time frames established for construction of thoroughfares, utilities, and market trends/demands for the area.



Z20-0014  
EXHIBIT "F"

Type A Lot (55' width) - 40' wide home



Type A Lot (55' width) - 45' wide home





Z20-0014  
EXHIBIT "F"

Type B Lot (65' width) - 50' wide home



Type B Lot (65' width) - 55' wide home





Z20-0014  
EXHIBIT "F"

Type A Lot (55' width) - 40' wide home



Type A Lot (55' width) - 45' wide home





Z20-0014  
EXHIBIT "F"

Type B Lot (65' width) - 50' wide home



Type B Lot (65' width) - 55' wide home

