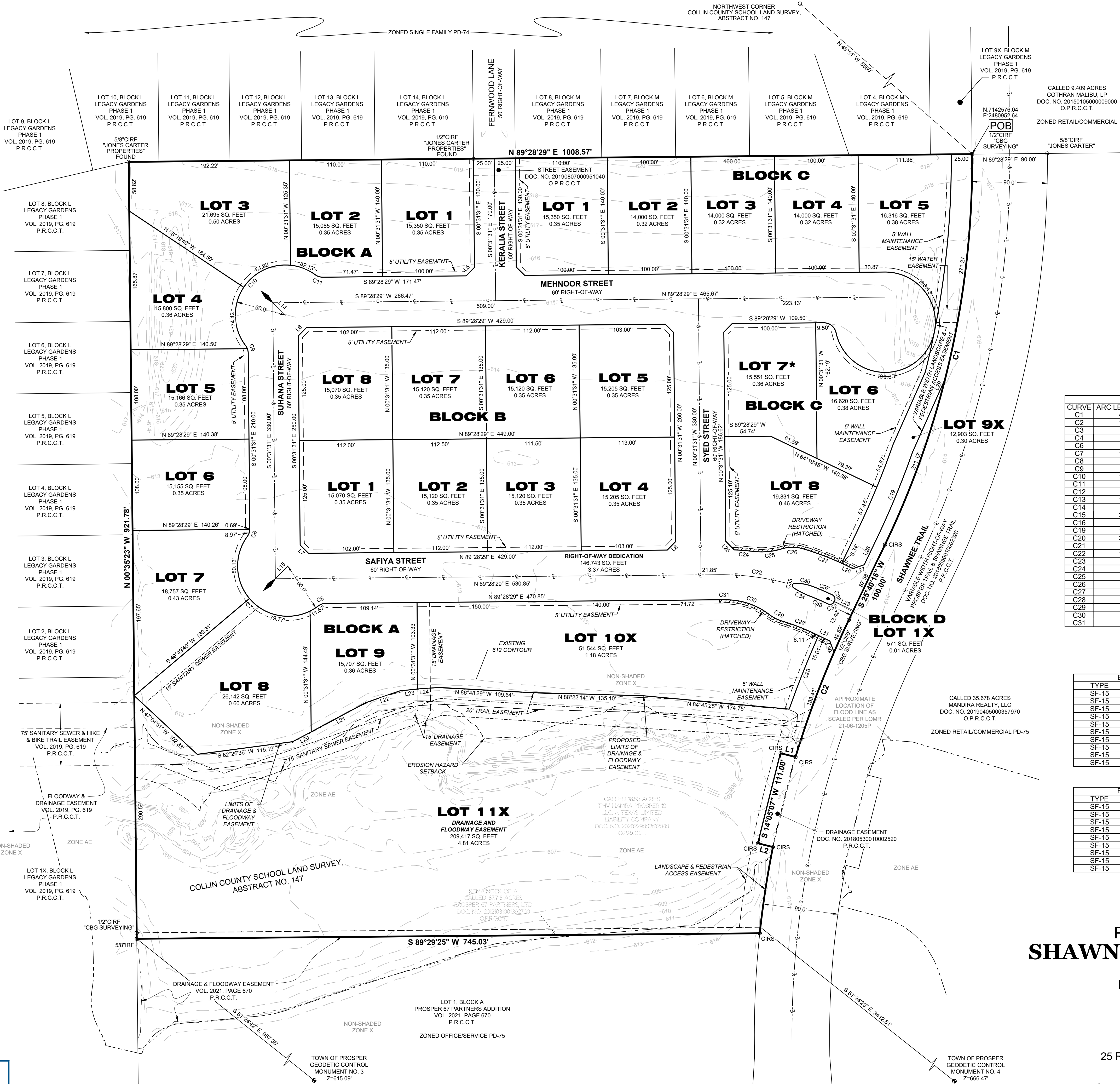


SUMMARY TABLE

| | |
|----------------------|----------------------------------|
| SF-15 LOTS: | 25 |
| OPEN SPACE LOTS: | 4 |
| TOTAL OPEN SPACE: | 273,864 SQ. FEET / 6.29 ACRES |
| AVERAGE SF LOT SIZE: | 17,424 SQ. FEET / 0.40 ACRES |
| DENSITY: | 23 DU/18.93 ACRES = 1.22 DU/ACRE |

LEGEND

| | |
|--------------|---|
| POB | = POINT OF BEGINNING |
| CIRS | = CAPPED IRON ROD SET |
| CIRF | = CAPPED IRON ROD FOUND |
| IRF | = IRON ROD FOUND |
| DOC. NO. | = DOCUMENT NUMBER |
| O.P.R.C.C.T. | = OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS |
| D.R.C.C.T. | = DEED RECORDS, COLLIN COUNTY, TEXAS |
| R.P.R.C.C.T. | = REAL PROPERTY RECORDS, COLLIN COUNTY, TEXAS |
| * | = KEY LOT PER CITY OF PROSPER SUBDIVISION ORDINANCE |



LINE TABLE

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L1 | N 75°54'53" W | 18.30' |
| L2 | S 75°54'53" E | 18.30' |
| L3 | S 00°35'23" E | 7.14' |
| L4 | S 25°40'15" W | 42.64' |
| L5 | S 44°28'29" W | 14.14' |
| L6 | S 44°28'29" W | 14.14' |
| L7 | S 45°31'31" E | 14.14' |
| L8 | N 44°28'29" W | 14.14' |
| L12 | N 89°28'29" E | 30.00' |
| L13 | S 53°39'19" E | 25.00' |
| L14 | N 45°31'31" W | 21.21' |
| L15 | S 44°28'29" W | 21.21' |
| L19 | N 50°28'31" W | 9.93' |
| L20 | S 52°11'28" W | 24.97' |
| L21 | S 27°18'11" W | 108.31' |
| L21 | S 61°47'01" W | 73.63' |
| L22 | S 70°55'29" W | 43.60' |
| L23 | S 64°19'45" E | 30.66' |
| L23 | S 63°55'37" E | 25.00' |
| L24 | S 85°57'46" W | 26.64' |
| L25 | S 44°23'02" E | 14.42' |
| L26 | S 64°19'45" E | 8.66' |
| L27 | N 70°40'15" E | 14.14' |
| L28 | S 25°40'15" W | 32.58' |
| L29 | S 23°59'01" W | 95.93' |
| L30 | S 20°16'11" E | 14.37' |
| L31 | S 64°19'45" E | 21.12' |

CURVE TABLE

| CURVE | ARC LENGTH | RADIUS | DELTA ANGLE | CHORD BEARING | CHORD LENGTH |
|-------|------------|----------|-------------|---------------|--------------|
| C1 | 482.39' | 1055.00' | 26°11'53" | S 12°34'18" W | 478.20' |
| C2 | 176.00' | 1145.00' | 8°48'28" | S 21°16'02" W | 175.83' |
| C3 | 97.06' | 1145.00' | 4°51'25" | S 08°52'43" W | 97.03' |
| C4 | 7.29' | 1145.00' | 0°21'53" | N 08°16'04" E | 7.29' |
| C6 | 9.65' | 15.00' | 36°52'12" | N 71°02'23" E | 9.49' |
| C7 | 171.47' | 60.00' | 163°44'23" | S 45°31'31" E | 118.79' |
| C8 | 9.65' | 15.00' | 36°52'12" | S 17°54'35" W | 9.49' |
| C9 | 9.65' | 15.00' | 36°52'12" | S 18°57'37" E | 9.49' |
| C10 | 171.47' | 60.00' | 163°44'23" | S 44°28'29" W | 118.79' |
| C11 | 9.65' | 15.00' | 36°52'12" | N 72°05'25" W | 9.49' |
| C12 | 9.65' | 15.00' | 36°52'12" | S 18°57'37" E | 9.49' |
| C13 | 171.47' | 60.00' | 163°44'23" | S 44°28'29" W | 118.79' |
| C14 | 9.65' | 15.00' | 36°52'12" | N 72°05'25" W | 9.49' |
| C15 | 270.66' | 60.00' | 258°27'43" | S 51°17'36" E | 92.95' |
| C16 | 20.54' | 15.00' | 75°27'47" | S 38°42'22" W | 18.97' |
| C19 | 114.05' | 1043.00' | 6°15'55" | S 22°32'17" W | 114.00' |
| C20 | 331.21' | 1030.00' | 18°25'28" | S 08°41'05" W | 329.79' |
| C21 | 32.35' | 1018.00' | 1°49'15" | S 24°45'37" W | 32.35' |
| C22 | 137.16' | 300.00' | 25°11'46" | S 77°23'38" E | 135.97' |
| C23 | 94.72' | 1170.00' | 4°38'18" | S 21°45'21" W | 94.69' |
| C24 | 22.78' | 330.00' | 3°57'21" | N 85°23'47" W | 22.78' |
| C25 | 34.53' | 82.53' | 23°58'21" | S 84°56'53" W | 34.28' |
| C26 | 26.01' | 45.00' | 33°07'23" | S 89°52'33" W | 25.65' |
| C27 | 55.80' | 345.00' | 9°14'00" | S 68°56'45" E | 55.54' |
| C28 | 41.09' | 255.00' | 9°14'00" | S 68°56'45" E | 41.05' |
| C29 | 16.72' | 45.00' | 21°17'38" | S 62°54'56" E | 16.63' |
| C30 | 53.52' | 85.00' | 36°04'42" | S 70°18'29" E | 52.64' |
| C31 | 10.26' | 270.00' | 2°10'41" | S 89°26'10" E | 10.26' |

BLOCK A

| TYPE | SQ. FEET | LOT NO. |
|-------|----------|---------|
| SF-15 | 15,350 | 1 |
| SF-15 | 15,085 | 2 |
| SF-15 | 21,695 | 3 |
| SF-15 | 15,800 | 4 |
| SF-15 | 15,166 | 5 |
| SF-15 | 15,155 | 6 |
| SF-15 | 18,757 | 7 |
| SF-15 | 26,142 | 8 |
| SF-15 | 15,707 | 9 |
| SF-15 | 51,544 | 10X |

BLOCK B

| TYPE | SQ. FEET | LOT NO. |
|-------|----------|---------|
| SF-15 | 15,070 | 1 |
| SF-15 | 15,120 | 2 |
| SF-15 | 15,120 | 3 |
| SF-15 | 15,205 | 4 |
| SF-15 | 15,205 | 5 |
| SF-15 | 15,120 | 6 |
| SF-15 | 15,120 | 7 |
| SF-15 | 15,070 | 8 |

BLOCK C

| TYPE | SQ. FEET | LOT NO. |
|-------|----------|---------|
| SF-15 | 15,350 | 1 |
| SF-15 | 14,000 | 2 |
| SF-15 | 14,000 | 3 |
| SF-15 | 14,000 | 4 |
| SF-15 | 16,316 | 5 |
| SF-15 | 16,620 | 6 |
| SF-15 | 15,551 | 7 |
| SF-15 | 19,831 | 8 |
| SF-15 | 12,903 | 9X |

BLOCK D

| TYPE | SQ. FEET | LOT NO. |
|-------|----------|---------|
| SF-15 | 571 | 1X |

CASE NO. D22-0090

PRELIMINARY PLAT

SHAWNEE TRAIL ADDITION

"TRACT 43"

LOTS 1-9, 10X, BLOCK A

LOTS 1-8, BLOCK B

LOTS 1-8, 9X, BLOCK C

LOT 1X, BLOCK D

25 RESIDENTIAL LOTS, 3 HOA LOTS
ZONED PD-75 (SF-15)

BEING 18.93 ACRES OF LAND SITUATED IN THE
COLLIN COUNTY SCHOOL LAND SURVEY
ABSTRACT NO. 147
TOWN OF PROSPER, COLLIN COUNTY, TEXAS

OWNER'S CERTIFICATE & DEDICATION

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS, **TMV HAMRA PROSPER 19 LLC** and PROSPER 67 PARTNERS, LTD are the owners of an 18.93 acre tract of land out of the Collin County School Land Survey, Abstract Number 147, situated in Collin County, Texas, and being all of a called 18.80 acre tract of land conveyed to TMV Hamra Prosper 19 LLC, a Texas limited liability company, by deed of record in Document Number 20211229002612040 of the Official Public Records of Collin County, Texas, and being a portion of a called 67.715 acre tract of land conveyed to Prosper 67 Partners, Ltd by deed of record in Document Number 2012103001392700, of said Official Public Records, and being more particularly described by metes and bounds as follows:

BEGINNING, at a 1/2 inch iron rod with yellow plastic cap stamped "CBG SURVEYING" found in the West right-of-way line of Shawnee Trail (variable width right-of-way), being the Southeast corner of Lot 9X, Block M of Legacy Gardens Phase 1, a subdivision of record in Volume 2019, Page 619 of the Plat Records of Collin County, Texas, also being the Northeast corner of said 18.80 acre tract;

THENCE, along the West right-of-way line of said Shawnee Trail, being the common East line of said 18.80 acre tract, the following seven (7) courses and distances:

1. Along a non-tangent curve to the right, having a radius of 1055.00 feet, a chord bearing of S12°34'18"W, a chord length of 478.20 feet, a delta angle of 26°11'53", an arc length of 482.39 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
2. S25°40'15"W, a distance of 100.00 feet to a 1/2 inch iron rod with yellow plastic cap stamped "CBG SURVEYING" found at the beginning of a tangent curve to the left;
3. Along said tangent curve to the left, having a radius of 1145.00 feet, a chord bearing of S21°16'02"W, a chord length of 175.83 feet, a delta angle of 08°48'26", an arc length of 176.00 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGL ESURVEYING" set;
4. N75°54'53"W, a distance of 18.30 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
5. S14°05'07"W, a distance of 111.00 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
6. S75°54'53"E, a distance of 18.30 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the beginning of a non-tangent curve to the left;
7. Along said non-tangent curve to the left, having a radius of 1145.00 feet, a chord bearing of S08°52'43"W, a chord length of 97.03 feet, a delta angle of 04°51'25", an arc length of 97.06 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the Southeast corner of said 18.80 acre tract;

THENCE, S89°29'01"W, along the South line of said 18.80 acre tract, passing at a distance of 1.00 feet, a 1/2 inch iron rod with a yellow plastic cap stamped "CBG SURVEYING" found and continuing a total distance of 745.90 feet to a 1/2 inch iron rod with yellow plastic cap stamped "CBG SURVEYING" found in the East line of Lot 1X, Block L of said Legacy Gardens, being the Southwest corner of said 18.80 acre tract, from which a 5/8 inch iron rod found at the Northwest corner of Lot 1, Block A of Prosper 67 Partners Addition, a subdivision of record in Volume 2021, Page 670 of said Plat Records bears S00°35'23"W, a distance of 7.14 feet;

THENCE, N00°35'23"W, along the West line of said 18.80 acre tract, being the common East lines of Lots 1X, 2, 3, 4, 5, 6, 7, and 8, Block L of said Legacy Gardens, a distance of 921.78 feet to a 5/8 inch iron rod with yellow plastic cap stamped JONES CARTER PROPERTIES" found in the South line of Lot 10, Block L of said Legacy Gardens, being the Northeast corner of said Lot 8, also being the Northwest corner of said 18.80 acre tract;

THENCE, N89°28'29"E, along the North line of said 18.80 acre tract, being in part, the common South lines of Lots 10, 11, 12, 13, & 14, Block L of said Legacy Gardens, in part, the common South terminus of Fernwood Lane (50 foot right-of-way), and in part, the common South lines of Lots 8, 7, 6, 5, 4, and 9X, Block M of said Legacy Gardens, a distance of 1008.57 feet to the **POINT OF BEGINNING**, and containing 18.93 acres (819,208 square feet) of land, more or less.

NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS:

THAT, **TMV HAMRA PROSPER 19 LLC** acting herein by and through its duly authorized officers, does hereby certify and adopt this plat designating the herein above described property as **SHAWNEE TRAIL ADDITION**, an addition to the Town of Prosper, and does hereby dedicate to the public use forever, the streets and alleys shown thereon. The Owner, **TMV HAMRA PROSPER 19 LLC** 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 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 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 to 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. 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 Floodway map revision may be required.

DRAINAGE AND FLOODWAY EASEMENT

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 A, 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 Easement 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, or for the control of erosion. 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 deemed necessary for drainage purposes. Each 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.

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.

Plat approved subject to all applicable jurisdictional platting ordinances, rules, regulations and resolutions.

WITNESS AT MY HAND, this the ____ day of _____, 2023.

OWNER: **TMV HAMRA PROSPER 19 LLC**

BY: _____

Signature

Printed Name and Title

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, 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 executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this ____ day of _____, 2023.

Notary Public in and for the State of Texas

CERTIFICATE OF SURVEYOR

STATE OF TEXAS §
COUNTY OF DENTON §

I, **MATTHEW RAABE**, Registered Professional Land Surveyor, do hereby certify that this plat was prepared from an actual survey made on the ground and that the monuments shown hereon were found or placed with 1/2-inch iron rods with green plastic caps stamped "EAGLE SURVEYING" under my direction and supervision in accordance with the current provisions of the Texas Administrative Code and the Ordinances of the Extra-Territorial Jurisdiction of the Town of Prosper, Denton County, Texas.

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

Matthew Raabe, R.P.L.S. # 6402

Date

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, the undersigned authority, on this day personally appeared **MATTHEW RAABE**, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this ____ day of _____, 2023.

Notary Public in and for the State of Texas

GENERAL NOTES

- 1.) The purpose of this plat is to create 28 lots, dedicate right-of-way, and dedicate easements.
- 2.) This property is located in "**Non-Shaded Zone X**" and "**Zone AE**" as scaled from the F.E.M.A. Flood Insurance Rate Map dated June 02, 2009 and is located in Community Number 480130 as shown on Map Number 48085C0115J, as affected by LOMR 21-06-1205P with an effective date of January 27, 2022.
- 3.) The grid coordinates shown on this plat are based on GPS observations utilizing the AllTerra RTKNET Cooperative network. NAD 83(2011) State Plane Coordinate System. Texas North Central Zone - 4202.
- 4.) 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/or withholding of utilities and building permits.
- 5.) The bearings shown on this plat are based on GPS observations utilizing the AllTerra RTKNET Cooperative network. NAD 83(2011) Datum.
- 6.) All open space lots are owned and maintained by the HOA.
- 7.) Zoning standards of SF-15 district apply to this subdivision.
- 8.) Open fencing is required along all open space lots with trails.
- 9.) All landscape easements must be exclusive of any other type of easement.

CASE NO. D22-0090

PRELIMINARY PLAT
SHAWNEE TRAIL ADDITION

"TRACT 43"
LOTS 1-9, 10X, BLOCK A
LOTS 1-8, BLOCK B
LOTS 1-8, 9X, BLOCK C
LOT 1X, BLOCK D

25 RESIDENTIAL LOTS, 3 HOA LOTS
ZONED PD-75 (SF-15)

BEING 18.93 ACRES OF LAND SITUATED IN THE
COLLIN COUNTY SCHOOL LAND SURVEY
ABSTRACT NO. 147
TOWN OF PROSPER, COLLIN COUNTY, TEXAS

PREPARED 05/22/2023

PAGE 1 OF 1

| CERTIFICATE OF APPROVAL |
|--|
| APPROVED on this the ____ day of _____, 2023, by the Planning and Zoning Commission of the Town of Prosper, Texas. |
| Town Secretary |
| Engineering Department |
| Development Services Department |