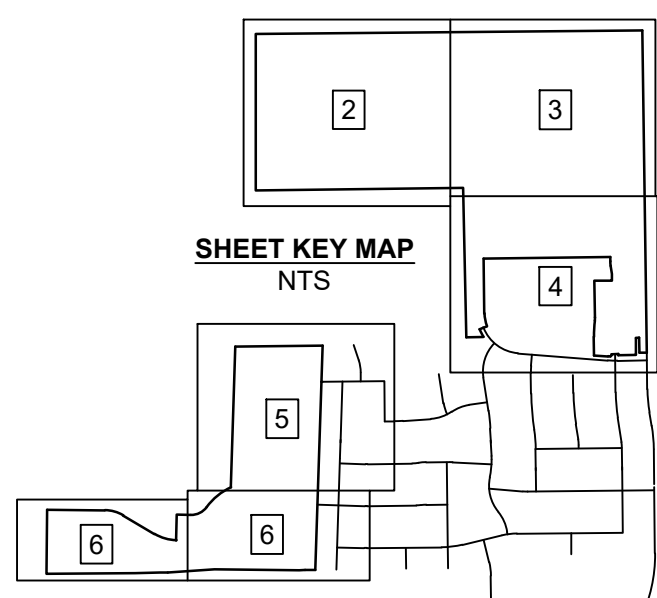
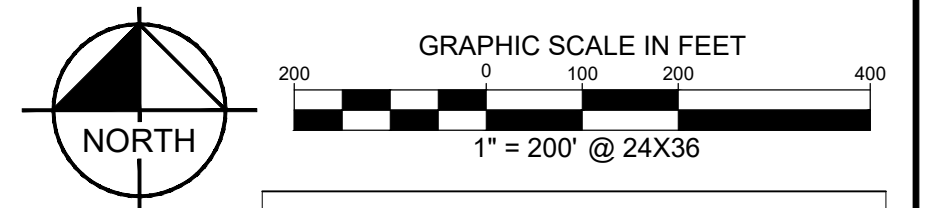
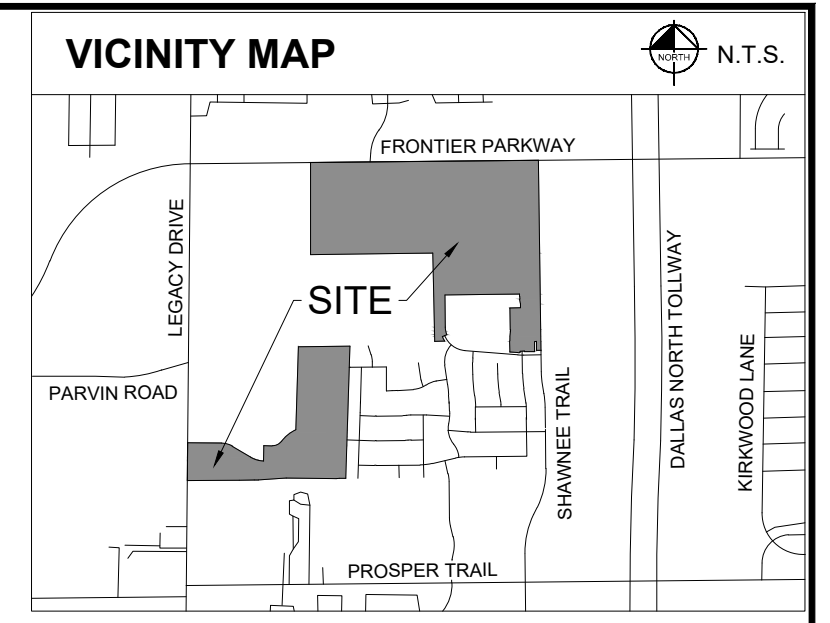


**STREET STUB TO BE REMOVED UPON APPROVAL OF NEIGHBORING PD**



**LEGEND**

D.R.C.C.T.	DEED RECORDS, COLLIN COUNTY, TEXAS
O.P.R.C.C.T.	OFFICIAL RECORDS, COLLIN COUNTY, TEXAS
P.R.C.C.T.	PLAT RECORDS, COLLIN COUNTY, TEXAS
CMF	CONCRETE MONUMENT FOUND
CMS	CONCRETE MONUMENT SET
IPF	IRON PIPE FOUND
IRF	IRON ROD FOUND
IRFC	IRON ROD WITH CAP FOUND
IRSC	IRON ROD WITH "KHA" CAP SET
MNF	MAG NAIL FOUND
MNS	MAG NAIL SET
XF	"X" CUT FOUND
XS	"X" CUT SET
A.E.	ACCESS EASEMENT
A.U.E.	ACCESS & UTILITY EASEMENT
B.L.	BUILDING LINE
W.M.E.	WALL MAINTENANCE EASEMENT
D.E.	DRAINAGE EASEMENT
D.D.E.	DRAINAGE & DETENTION EASEMENT
F.A.U.E.	FIRELANE, ACCESS & UTILITY EASEMENT
F.E.	FIRELANE EASEMENT
FFE MIN	MINIMUM FINISHED FLOOR ELEV.
H.B.T.E.	HIKE & BIKE TRAIL EASEMENT
L.S.E.	LANDSCAPE EASEMENT
HOA	HOMEOWNER'S ASSOCIATION
OF	OPEN FENCE REQUIRED
P.I.E.	PRIVATE IRRIGATION EASEMENT
P.W.M.E.	PRIVATE WALL MAINTENANCE EASEMENT
S.E.	STREET EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
S.U.E.	SIDEWALK & UTILITY EASEMENT
S.W.E.	SIDEWALK EASEMENT
U.E.	UTILITY EASEMENT
W.E.	WATER EASEMENT
▲	STREET NAME CHANGE
*	KEY LOT
▲	KEY LOT HOUSE FRONT DIRECTION
▲	FRONT PORCH REQUIREMENT ON LOT

SEE SHEET 6 FOR DETAILS & GENERAL NOTES

SEE SHEET 7 FOR LINE/CURVE TABLES

DEVAPP-24-0060  
**PRELIMINARY PLAT**  
**LEGACY GARDENS**  
**PHASES 3 & 4**  
 PD-115 ZONING  
 136.118 ACRES

271 RESIDENTIAL LOTS  
 BLOCK A: LOTS 2-13; BLOCK B: LOTS 3-11, 13-19, 21-73;  
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 BLOCK O: LOT 1X & 11X; BLOCK P: LOT 1X; BLOCK Q: LOT 8X;  
 BLOCK R: LOT 1X; BLOCK S: 1X; BLOCK W: LOT 12X & 25X;

COLLIN COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 147  
 TOWN OF PROSPER, COLLIN COUNTY, TEXAS  
 PREPARED: 08/22/2024



P&Z Approved  
**09/03/2024**

**Kimley»Horn**  
 6160 Warren Parkway, Suite 210 Frisco, Texas 75034 FIRM # 10193822 Tel. No. (972) 335-3580 Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 200'	GGL	KHA	Aug. 2024	068625035	1 OF 8

FILED:

OWNER:  
 TOLL SOUTHWEST LLC  
 2555 Sw Grapevine Pkwy Ste 100  
 Grapevine, TX 76051  
 Phone: 817-329-7973  
 Contact: Mike Boswell

SURVEYOR:  
 Kimley-Horn and Associates, Inc.  
 6160 Warren Pkwy., Suite 210  
 Frisco, Texas 75034  
 Phone: 972-335-3580  
 Fax: 972-335-3779  
 Contact: Michael Marx, R.P.L.S.

ENGINEER:  
 Kimley-Horn and Associates, Inc.  
 6160 Warren Pkwy., Suite 210  
 Frisco, Texas 75034  
 Phone: 972-335-3580  
 Fax: 972-335-3779  
 Contact: Thomas Coppin, PE

DWG NAME: KCPM\_SURVEY\94625035\LEGACY GARDENS - PROSPER\08222024\LEGACY GARDENS PHASE 3 & 4.PDWG PLOTTED BY: LIVERGOOD, GRANT 8/29/2024 10:17 AM LAST SAVED: 08/22/2024 12:38 PM

LOT 1X, BLOCK V - CREEKS OF LEGACY PHASE 2C  
VOL. 2017, PG. 840, M.R.C.C.T.  
ZONED: A (Hoa Owned Common Area)

CREEKS OF LEGACY MODEL PARK  
VOL. 2015, PG. 691, M.R.C.C.T.  
ZONED: A (Residential Single-family)

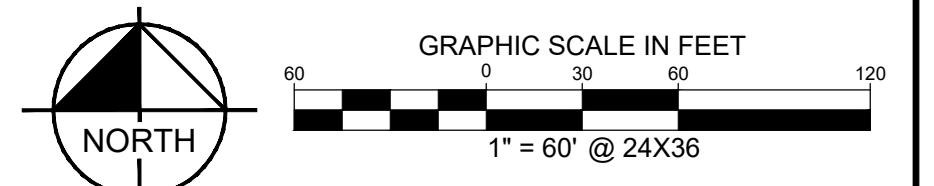
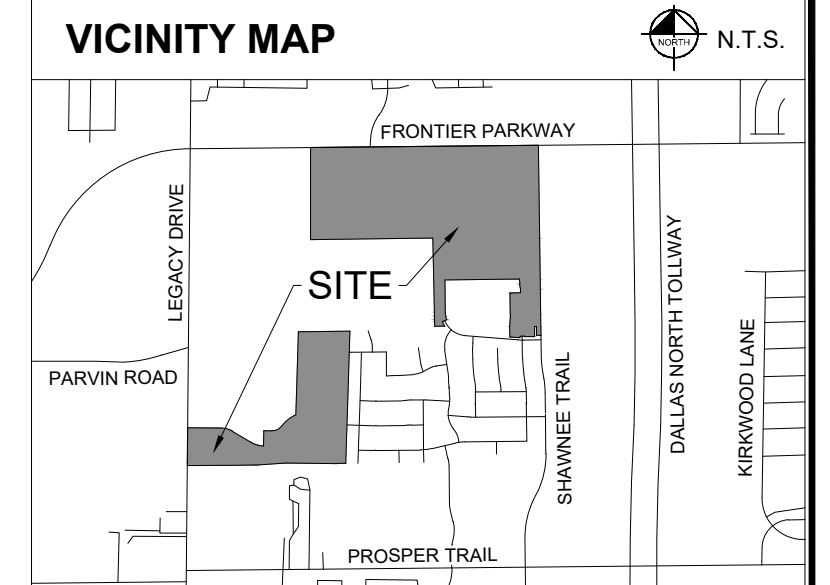
LOT 15X, BLOCK A - CREEKS OF LEGACY PHASE 2B  
VOL. 2017, PG. 598, M.R.C.C.T. ZONED:A (Hoa Owned Common Area)

F.D. GARY SURVEY  
ABSTRACT NO. 361

W. DAVENPORT SURVEY  
ABSTRACT NO. 262

CITY OF CELINA  
TOWN OF PROSPER

RIGHT-OF-WAY DEDICATION TO  
THE TOWN OF PROSPER, TEXAS  
(FEE SIMPLE)



**LEGEND**

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- A.U.E. ACCESS & UTILITY EASEMENT
- B.L. BUILDING LINE
- W.M.E. WALL MAINTENANCE EASEMENT
- D.E. DRAINAGE EASEMENT
- D.D.E. DRAINAGE & DETENTION EASEMENT
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- FFE MIN MINIMUM FINISHED FLOOR ELEV.
- H.B.T.E. HIKE & BIKE TRAIL EASEMENT
- L.S.E. LANDSCAPE EASEMENT
- H.O.A. HOMEOWNER'S ASSOCIATION OF OPEN FENCE REQUIRED
- P.I.E. PRIVATE IRRIGATION EASEMENT
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- S.S.E. SANITARY SEWER EASEMENT
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- S.W.E. SIDEWALK EASEMENT
- U.E. UTILITY EASEMENT
- W.E. WATER EASEMENT
- STREET NAME CHANGE
- \* KEY LOT
- ▲ KEY LOT HOUSE FRONT DIRECTION
- ▲ FRONT PORCH REQUIREMENT ON LOT

**LINE TYPE LEGEND**

- BOUNDARY LINE
- ADJACENT PROPERTY LINE
- EASEMENT LINE
- BUILDING LINE

**LOT TYPE**

LOT TYPE	TOTAL
STANDARD 8F LOT	23
STANDARD 9F LOT	101
STANDARD 10F LOT	147
<b>TOTAL RESIDENTIAL LOTS</b>	<b>271</b>

**SEE SHEET 6 FOR DETAILS & GENERAL NOTES**

**SEE SHEET 7 FOR LINE/CURVE TABLES**

DEVAPP-24-0060  
**PRELIMINARY PLAT**  
**LEGACY GARDENS**  
**PHASES 3 & 4**  
PD-115 ZONING  
136.118 ACRES

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COLLIN COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 147  
TOWN OF PROSPER, COLLIN COUNTY, TEXAS  
PREPARED: 08/22/2024

**Kimley»Horn**

6160 Warren Parkway, Suite 210 Frisco, Texas 75034 FIRM # 10193822 Tel. No. (972) 335-3580 Fax No. (972) 335-3779

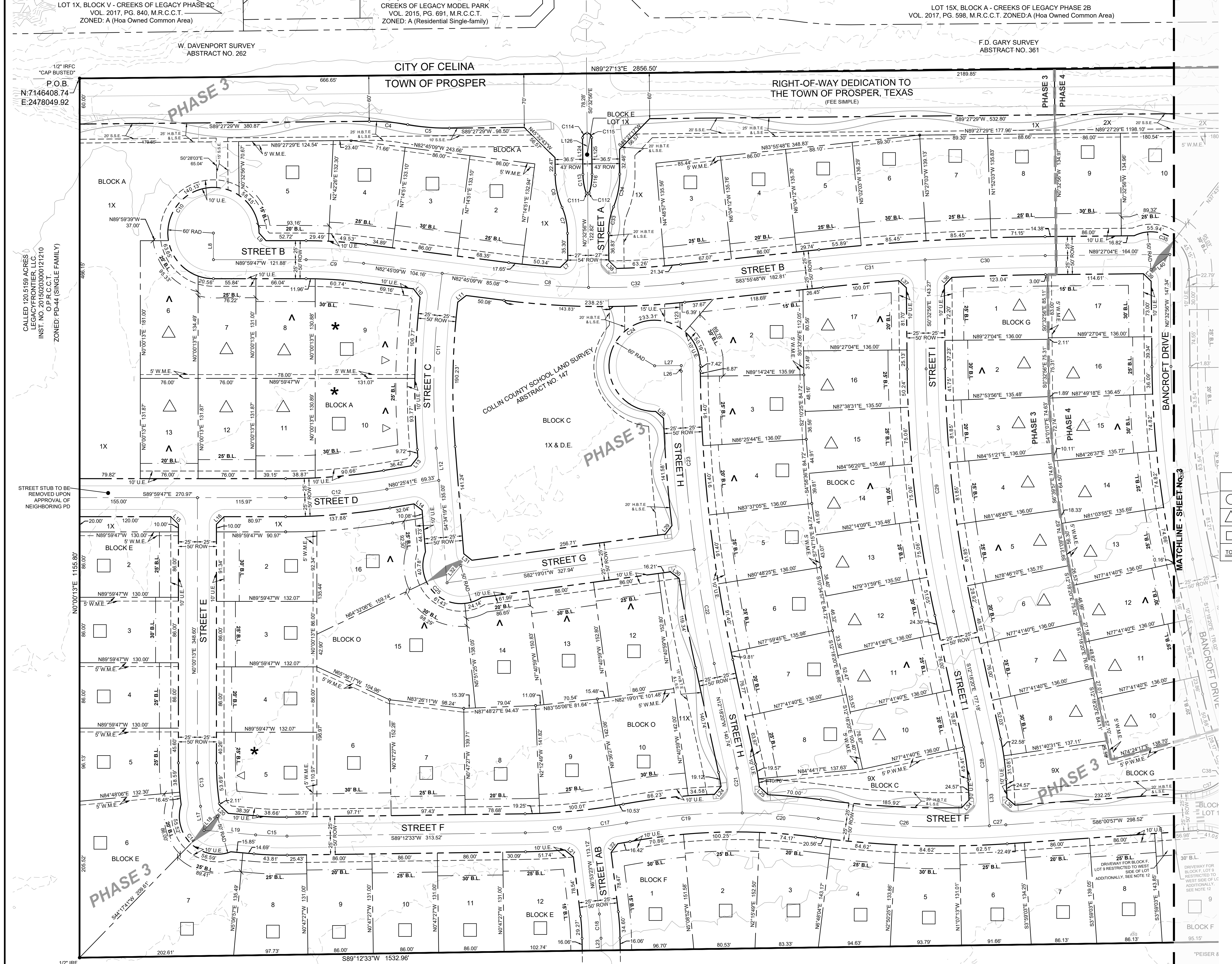
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	GGL	KHA	Aug. 2024	068625035	2 OF 8

FILED:

**OWNER:**  
TOLL SOUTHWEST LLC  
2555 Sw Grapevine Pkwy Ste 100  
Grapevine, TX 76051  
Phone: 817-329-7973  
Contact: Mike Boswell

**SURVEYOR:**  
Kimley-Horn and Associates, Inc.  
6160 Warren Pkwy., Suite 210  
Frisco, Texas 75034  
Phone: 972-335-3580  
Fax: 972-335-3779  
Contact: Michael Marx, R.P.L.S.

**ENGINEER:**  
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Phone: 972-335-3580  
Fax: 972-335-3779  
Contact: Thomas Coppin, PE

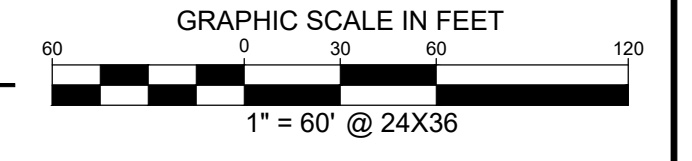
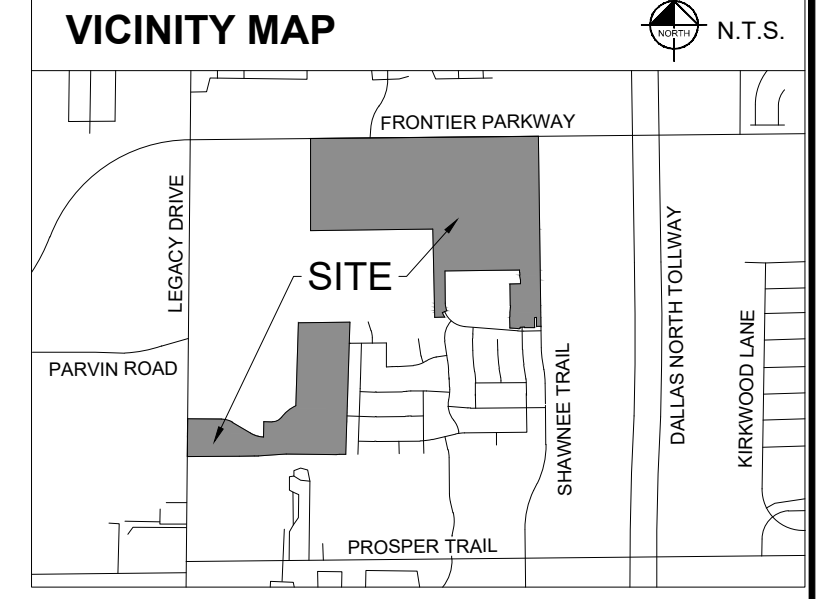
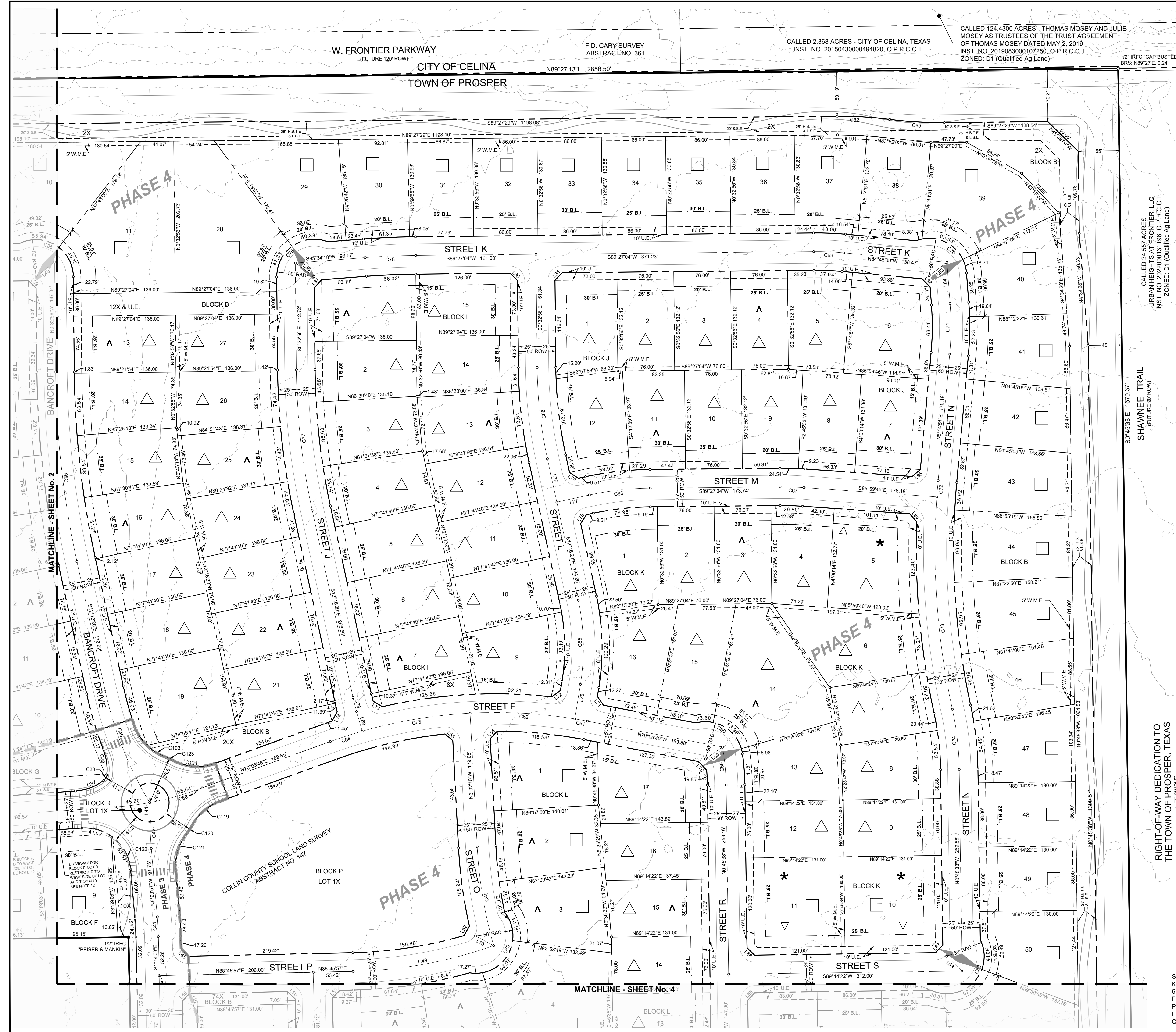


CALLED 120.5159 ACRES  
LEGACYFRONTIER, LLC  
INST. NO. 20150203000121210  
O.P.R.C.C.T.  
ZONED: PD-44 (SINGLE FAMILY)

**SURVEYOR:**  
Kimley-Horn and Associates, Inc.  
6160 Warren Pkwy., Suite 210  
Frisco, Texas 75034  
Phone: 972-335-3580  
Fax: 972-335-3779  
Contact: Michael Marx, R.P.L.S.

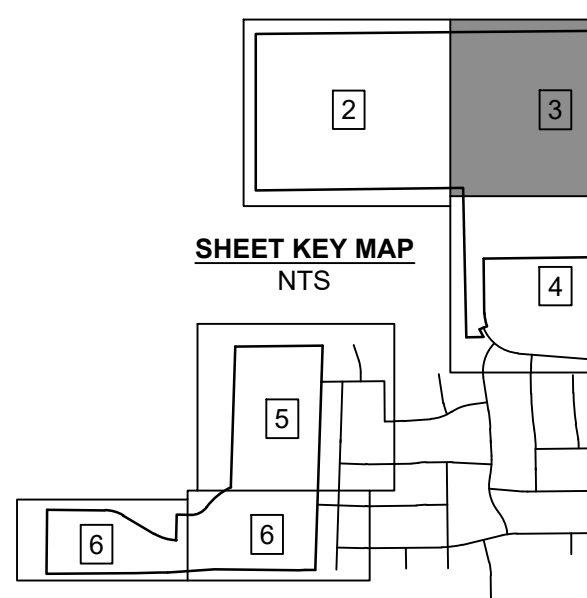
**ENGINEER:**  
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6160 Warren Pkwy., Suite 210  
Frisco, Texas 75034  
Phone: 972-335-3580  
Fax: 972-335-3779  
Contact: Thomas Coppin, PE

DWG NAME: KCFM\_SURVEY\_SURVEY190426005-LEGACY GARDENS - PROSPERPHASE3&4-LEGACY GARDENS PHASE 3 & 4.PPP.DWG PLOTTED BY: LIVERGOOD, GRANT 6/29/2024 10:17:AM LAST SAVED: 06/29/2024 12:38:PM



**LEGEND**

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- COLLIN COUNTY, TEXAS
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- STREET NAME CHANGE
- \* KEY LOT
- ▲ KEY LOT HOUSE FRONT DIRECTION
- ▲ FRONT PORCH REQUIREMENT ON LOT



**LINE TYPE LEGEND**

- BOUNDARY LINE
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- EASEMENT LINE
- BUILDING LINE

LOT TYPE	TOTAL
STANDARD 8F LOT	23
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<b>TOTAL RESIDENTIAL LOTS</b>	<b>271</b>

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DEVAPP-24-0060  
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COLLIN COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 147  
TOWN OF PROSPER, COLLIN COUNTY, TEXAS  
PREPARED: 08/22/2024

**Kimley»Horn**  
6160 Warren Parkway, Suite 210 Frisco, Texas 75034 FIRM # 10193822 Tel. No. (972) 335-3580 Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	GGL	KHA	Aug. 2024	068625035	3 OF 8

FILED:

OWNER: TOLL SOUTHWEST LLC  
2555 Sw Grapevine Pkwy Ste 100 Grapevine, TX 76051  
Phone: 817-329-7973  
Contact: Mike Boswell

SURVEYOR: Kimley-Horn and Associates, Inc.  
6160 Warren Pkwy., Suite 210 Frisco, Texas 75034  
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Contact: Thomas Coppin, PE

RIGHT-OF-WAY DEDICATION TO THE TOWN OF PROSPER, TEXAS (FEE SIMPLE)

SHAWNEE TRAIL (FUTURE 50' ROW)  
S074538'E 1670.37'

SHAWNEE TRAIL (FUTURE 50' ROW)  
S074538'E 1670.37'

SHAWNEE TRAIL (FUTURE 50' ROW)  
S074538'E 1670.37'

W. FRONTIER PARKWAY (FUTURE 120' ROW)  
CITY OF CELINA  
TOWN OF PROSPER  
N89°27'13"E 2856.50'

CALLLED 2.368 ACRES - CITY OF CELINA, TEXAS  
INST. NO. 2015043000494820, O.P.R.C.C.T.  
CALLLED 124.4300 ACRES - THOMAS MOSEY AND JULIE MOSEY AS TRUSTEES OF THE TRUST AGREEMENT OF THOMAS MOSEY DATED MAY 2, 2019.  
INST. NO. 2019083000107250, O.P.R.C.C.T.  
ZONED: D1 (Qualified Ag Land)

1/2" IRFC "CAP BUSTED"  
GRS: N89°27'E, 0.24'

COLLIN COUNTY SCHOOL LAND SURVEY ABSTRACT NO. 147

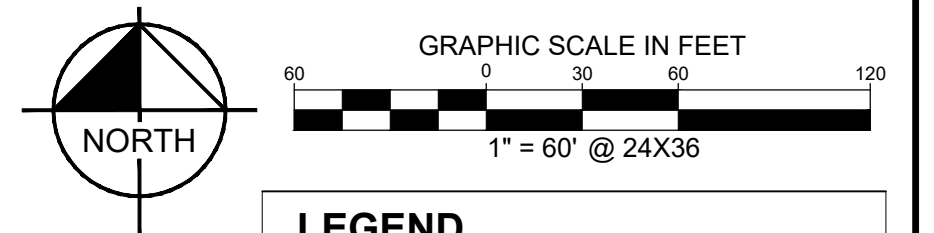
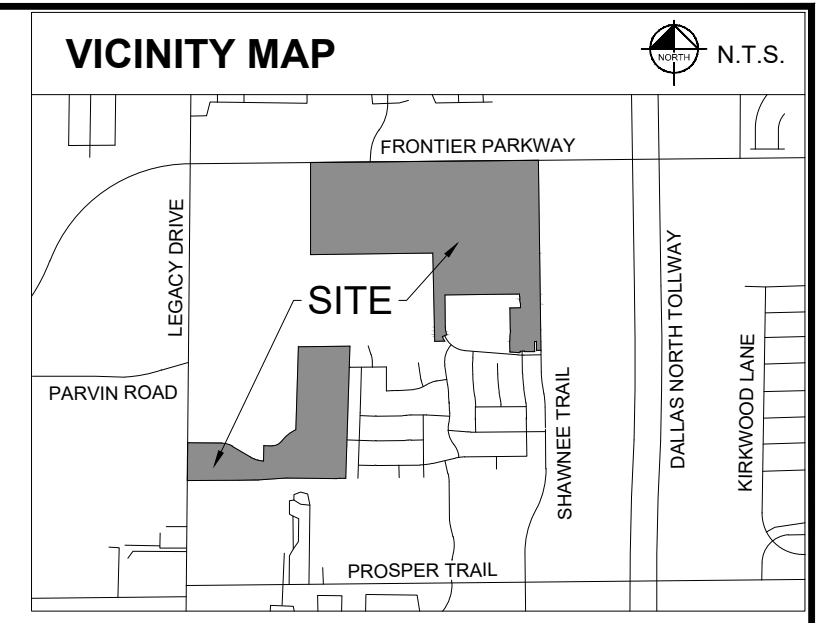
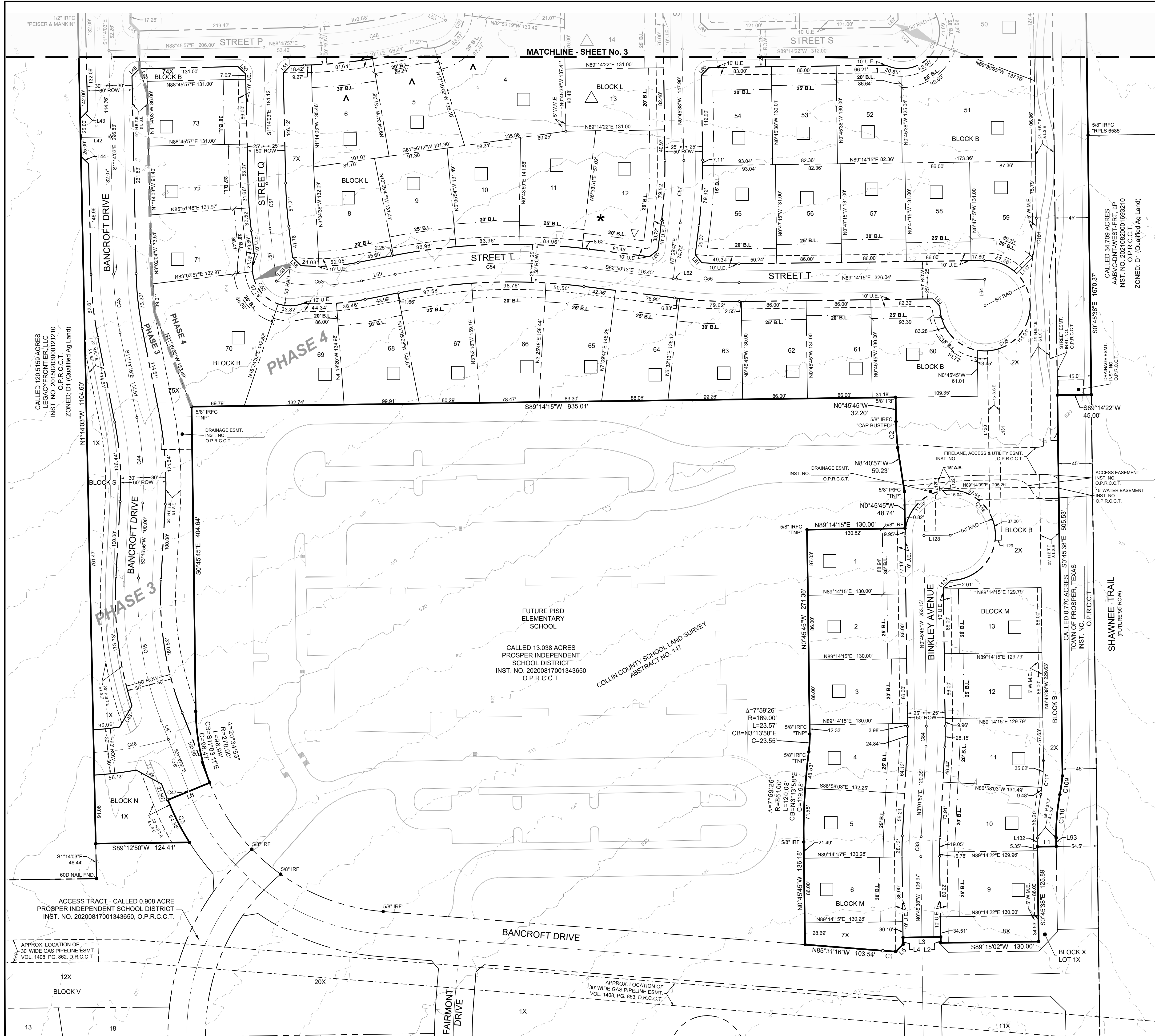
PHASE 3  
PHASE 4

PHASE 4

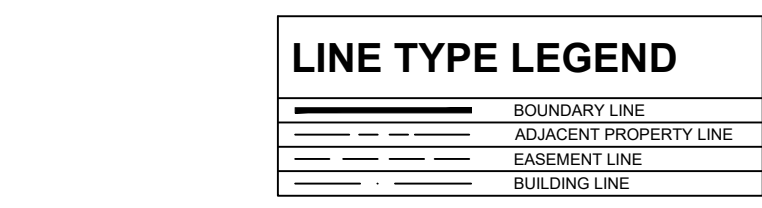
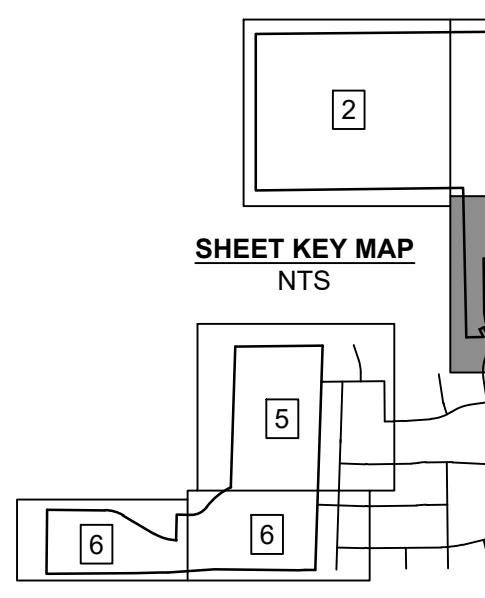
MATCHLINE - SHEET No. 4

MATCHLINE - SHEET No. 2

1/2" IRFC "PEISER & MANKIN"



- LEGEND**
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LOT TYPE	TOTAL
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COLLIN COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 147  
 TOWN OF PROSPER, COLLIN COUNTY, TEXAS  
 PREPARED: 08/22/2024

**Kimley»Horn**

6160 Warren Parkway, Suite 210 Frisco, Texas 75034 FIRM # 10193822 Tel. No. (972) 335-3580 Fax No. (972) 335-3779

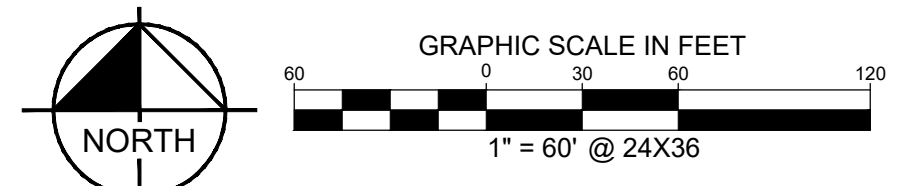
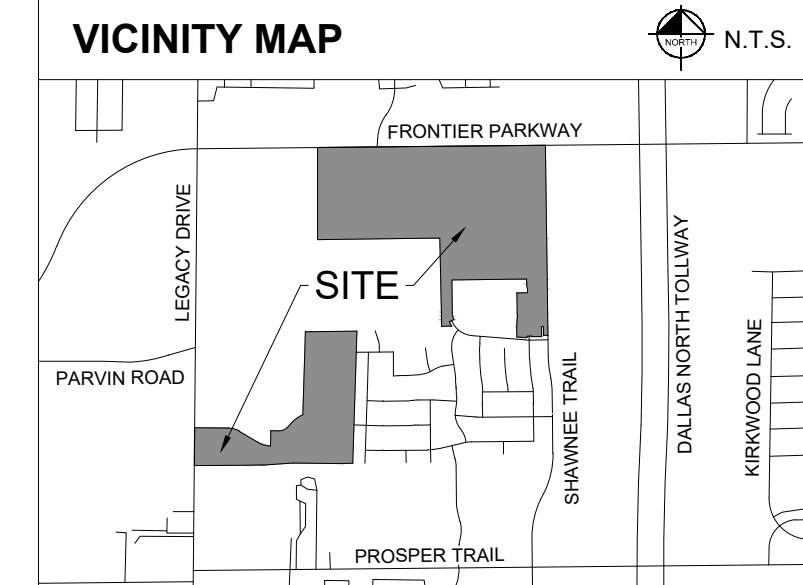
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	GGL	KHA	Aug. 2024	068625035	4 OF 8

FILED:

OWNER:  
 TOLL SOUTHWEST LLC  
 2555 Sw Grapevine Pkwy Ste 100  
 Grapevine, TX 76051  
 Phone: 817-329-7973  
 Contact: Mike Boswell

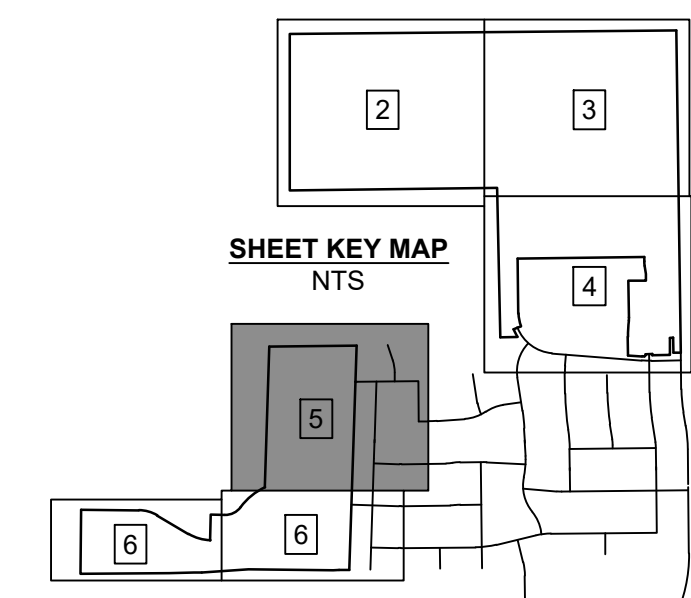
SURVEYOR:  
 Kimley-Horn and Associates, Inc.  
 6160 Warren Pkwy., Suite 210  
 Frisco, Texas 75034  
 Phone: 972-335-3580  
 Fax: 972-335-3779  
 Contact: Michael Marx, R.P.L.S.

ENGINEER:  
 Kimley-Horn and Associates, Inc.  
 6160 Warren Pkwy., Suite 210  
 Frisco, Texas 75034  
 Phone: 972-335-3580  
 Fax: 972-335-3779  
 Contact: Thomas Coppin, PE



**LEGEND**

D.R.C.C.T.	DEED RECORDS, TEXAS
O.P.R.C.C.T.	OFFICIAL RECORDS, TEXAS
P.R.C.C.T.	PLAT RECORDS, COLLIN COUNTY, TEXAS
CMF	CONCRETE MONUMENT FOUND
CMS	CONCRETE MONUMENT SET
IRP	IRON PIPE FOUND
IRF	IRON ROD FOUND
IRFC	IRON ROD WITH CAP FOUND
IRSC	IRON ROD WITH "KHA" CAP SET
MNF	MAG NAIL FOUND
MNS	MAG NAIL SET
XF	"X" CUT FOUND
XS	"X" CUT SET
A.E.	ACCESS EASEMENT
A.U.E.	ACCESS & UTILITY EASEMENT
B.L.	BUILDING LINE
W.M.E.	WALL MAINTENANCE EASEMENT
D.E.	DRAINAGE EASEMENT
D.D.E.	DRAINAGE & DETENTION EASEMENT
F.A.U.E.	FIRELANE, ACCESS & UTILITY EASEMENT
F.E.	FIRELANE EASEMENT
FFE MIN	MINIMUM FINISHED FLOOR ELEV.
H.B.T.E.	HIKE & BIKE TRAIL EASEMENT
L.S.E.	LANDSCAPE EASEMENT
HOA	HOMEOWNER'S ASSOCIATION
OF	OPEN FENCE REQUIRED
P.I.E.	PRIVATE IRRIGATION EASEMENT
P.W.M.E.	PRIVATE WALL MAINTENANCE EASEMENT
S.E.	STREET EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
S.U.E.	SIDEWALK & UTILITY EASEMENT
S.W.E.	SIDEWALK EASEMENT
U.E.	UTILITY EASEMENT
W.E.	WATER EASEMENT
◆	STREET NAME CHANGE
*	KEY LOT
▲	KEY LOT HOUSE FRONT DIRECTION
△	FRONT PORCH REQUIREMENT ON LOT



**LINE TYPE LEGEND**

—	BOUNDARY LINE
- - -	ADJACENT PROPERTY LINE
- · - · -	EASEMENT LINE
—	BUILDING LINE

LOT TYPE	TOTAL
○ STANDARD 8F LOT	23
△ STANDARD 9F LOT	101
□ STANDARD 10F LOT	147
<b>TOTAL RESIDENTIAL LOTS</b>	<b>271</b>

**SEE SHEET 6 FOR DETAILS & GENERAL NOTES**

**SEE SHEET 7 FOR LINE/CURVE TABLES**

DEVAPP-24-0060  
**PRELIMINARY PLAT**  
**LEGACY GARDENS**  
**PHASES 3 & 4**  
 PD-115 ZONING  
 136.118 ACRES

271 RESIDENTIAL LOTS

BLOCK A: LOTS 2-13; BLOCK B: LOTS 3-11, 13-19, 21-73;  
 BLOCK C: LOTS 2-8, 10-17; BLOCK D: LOTS 8-13, BLOCK E: LOTS 2-12;  
 BLOCK F: LOTS 1-9; BLOCK G: LOTS 1-8, 10-17; BLOCK H: LOTS 10-28  
 BLOCK I: LOTS 1-7, 9-15; BLOCK J: LOTS 1-12; BLOCK K: LOTS 1-16;  
 BLOCK L: LOTS 1-6, 8-17; BLOCK M: LOTS 1-6, 9-13; BLOCK O: LOTS 2-10, 12-16;  
 BLOCK Q: LOTS 1-7, 9-12; BLOCK W: LOTS 5-11, 13-24;

25 COMMON (HOA) LOTS

BLOCK A: LOT 1X; BLOCK B: LOTS 1X, 2X, 12X, 20X, 74X & 75X;  
 BLOCK C: LOTS 1X & 9X; BLOCK D: LOTS 6X, 7X; BLOCK E: LOT 1X;  
 BLOCK F: LOT 10X; BLOCK G: LOT 9X; BLOCK I: LOT 8X;  
 BLOCK L: LOT 7X; BLOCK M: LOT 7X & 8X; BLOCK N: LOT 1X;  
 BLOCK O: LOT 1X & 11X; BLOCK P: LOT 1X; BLOCK Q: LOT 8X;  
 BLOCK R: LOT 1X; BLOCK S: 1X; BLOCK W: LOT 12X & 25X;

COLLIN COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 147  
 TOWN OF PROSPER, COLLIN COUNTY, TEXAS  
 PREPARED: 08/22/2024

**Kimley»Horn**

6160 Warren Parkway, Suite 210 Frisco, Texas 75034 FIRM # 10193822 Tel. No. (972) 335-3580 Fax No. (972) 335-3779

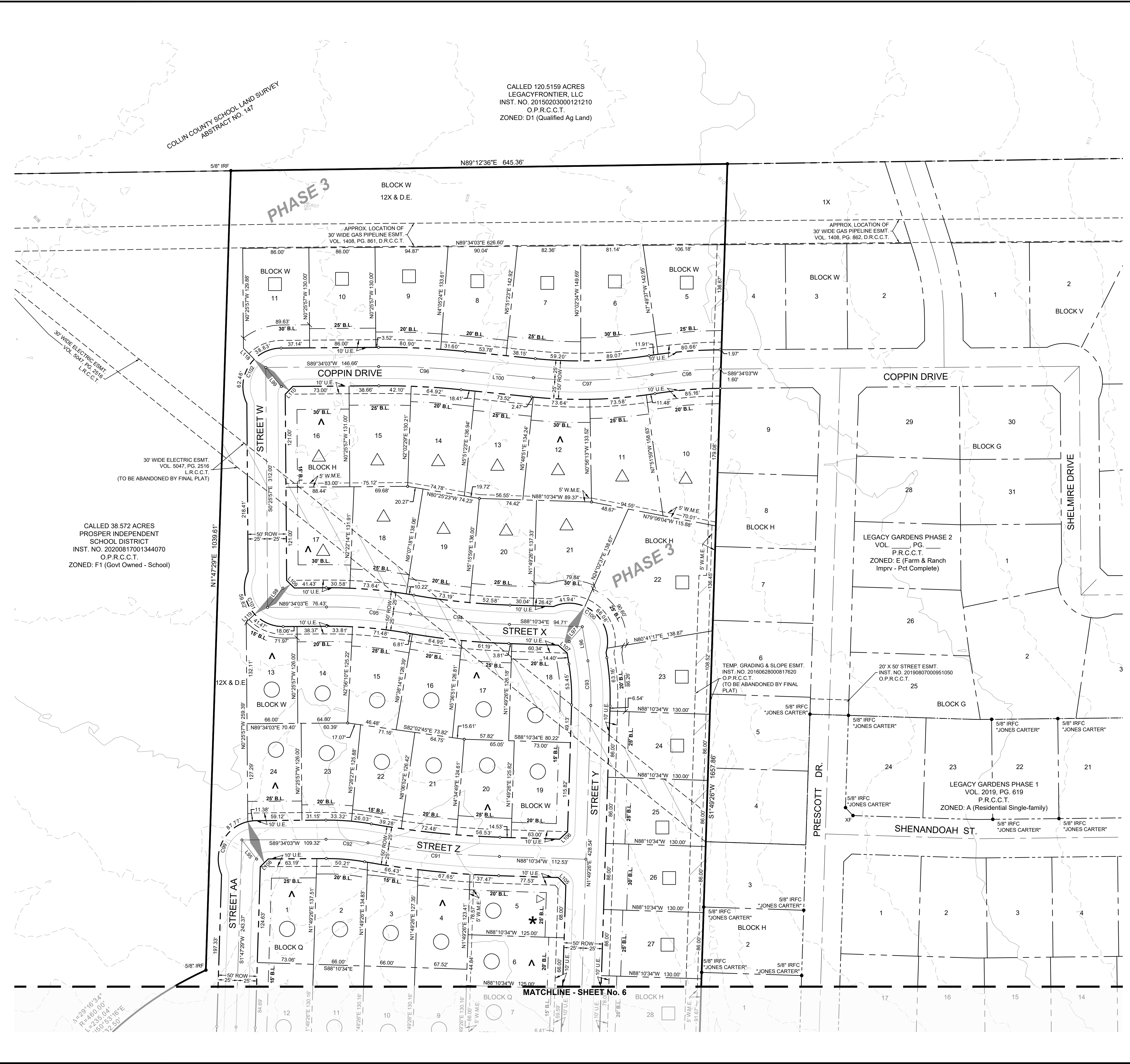
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 Grapevine, TX 76051  
 Phone: 817-329-7973  
 Contact: Mike Boswell

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 Frisco, Texas 75034  
 Phone: 972-335-3580  
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 Phone: 972-335-3580  
 Fax: 972-335-3779  
 Contact: Thomas Coppin, PE



COLLIN COUNTY SCHOOL LAND SURVEY  
 ABSTRACT NO. 147

CALLED 120.5159 ACRES  
 LEGACYFRONTIER, LLC  
 INST. NO. 20150203000121210  
 O.P.R.C.C.T.  
 ZONED: D1 (Qualified Ag Land)

**PHASE 3**

**PHASE 3**

MATCHLINE - SHEET No. 6

CALLLED 38.572 ACRES  
 PROSPER INDEPENDENT  
 SCHOOL DISTRICT  
 INST. NO. 20200817001344070  
 O.P.R.C.C.T.  
 ZONED: F1 (Govt Owned - School)

30' WIDE ELECTRIC ESMT.  
 VOL. 5047, PG. 2516  
 L.R.C.C.T.  
 (TO BE ABANDONED BY FINAL PLAT)

APPROX. LOCATION OF  
 30' WIDE GAS PIPELINE ESMT.  
 VOL. 1408, PG. 861, D.R.C.C.T.

APPROX. LOCATION OF  
 30' WIDE GAS PIPELINE ESMT.  
 VOL. 1408, PG. 862, D.R.C.C.T.

TEMP. GRADING & SLOPE ESMT.  
 INST. NO. 20160628000817620  
 O.P.R.C.C.T.  
 (TO BE ABANDONED BY FINAL PLAT)

20' X 50' STREET ESMT.  
 INST. NO. 20190807000951050  
 O.P.R.C.C.T.

1-220116-344  
 E=60.00'  
 L=234.04'  
 153°51'16" E  
 22.50'

DWG NAME: KCFW\_SURVEY\_068625035-LEGACY GARDENS - PROSPER/FORM/088625035 LEGACY GARDENS PHASE 3 & 4 PPDWG PLOTTED BY: LIVERGOOD GRANT 8/26/2024 10:11 AM LAST SAVED: 08/22/2024 12:38 PM



LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	S89°14'22"W	25.00'	L67	N44°11'42"E	14.14'
L2	N00°45'38"W	7.75'	L68	N45°45'38"W	28.28'
L3	S89°14'22"W	50.00'	L69	S54°48'56"W	27.78'
L4	S00°45'38"E	9.18'	L70	N42°32'33"W	16.06'
L5	S46°01'52"W	13.69'	L71	S34°54'06"E	14.33'
L6	S67°41'17"W	60.01'	L72	N53°04'02"E	14.45'
L7	N46°12'16"E	13.70'	L73	S59°25'13"E	14.39'
L8	S00°00'12"W	35.00'	L74	N27°59'34"E	14.51'
L9	S42°37'22"E	13.53'	L75	S09°20'28"W	46.84'
L10	N37°55'03"W	14.18'	L76	S12°18'20"E	59.36'
L11	S52°04'27"W	14.10'	L77	S77°41'40"W	44.51'
L12	S04°34'19"E	42.63'	L78	S32°41'40"W	14.14'
L13	N37°55'41"E	14.75'	L79	S57°18'20"E	14.14'
L14	N52°04'19"W	13.51'	L80	N45°32'56"W	14.14'
L15	S44°59'47"E	14.14'	L81	S44°27'04"W	14.14'
L16	S45°00'13"W	14.14'	L82	N44°35'48"W	15.29'
L17	N08°11'57"W	31.88'	L83	S52°54'19"W	29.69'
L18	S43°27'30"W	25.50'	L84	N04°26'27"W	55.27'
L19	S84°53'03"E	68.16'	L85	N49°37'32"E	14.29'
L20	S46°32'30"E	15.69'	L86	N41°50'06"W	14.35'
L21	N50°48'38"W	14.41'	L87	S42°30'41"W	14.61'
L22	S37°06'19"W	14.39'	L88	S54°16'10"E	31.01'
L23	N00°47'27"W	16.17'	L89	S15°57'38"E	27.37'
L24	N40°21'15"E	13.43'	L90	N77°20'36"W	34.57'
L25	S46°46'32"E	15.17'	L91	S88°10'09"E	39.66'
L26	N00°32'56"W	7.42'	L92	S18°33'08"E	33.59'
L27	S89°27'04"W	35.00'	L93	S00°45'38"E	11.48'
L28	N49°06'31"W	13.66'	L94	S08°41'46"E	21.86'
L29	N37°45'58"E	14.25'	L95	N37°43'53"W	31.43'
L30	N53°07'56"W	14.25'	L96	N09°18'43"W	44.96'
L31	S51°07'39"E	13.75'	L97	N41°15'22"E	25.89'
L32	N38°52'21"E	29.08'	L98	S38°13'39"W	32.02'
L33	S02°50'42"E	68.93'	L99	N39°05'32"W	32.02'
L34	N42°52'22"E	13.96'	L100	N84°06'37"W	91.93'
L35	S48°24'53"E	14.00'	L101	S60°34'11"W	14.84'
L36	S43°14'43"W	14.44'	L102	S34°43'33"E	14.72'
L37	N47°19'14"W	13.70'	L103	S40°39'38"W	13.78'
L38	S45°40'36"E	14.11'	L104	S55°17'50"E	12.82'
L39	N45°32'56"W	14.14'	L105	N43°10'34"W	14.14'
L40	N50°47'29"E	32.02'	L106	S46°49'26"W	14.14'
L41	S00°46'32"E	24.36'	L107	S48°44'38"E	15.45'
L42	S88°46'49"W	40.00'	L108	N45°40'46"E	14.41'
L43	S44°01'57"W	14.08'	L109	S45°25'57"E	14.14'
L44	N45°58'12"W	14.21'	L110	N44°34'03"E	14.14'
L45	S46°14'03"E	14.14'	L111	S88°42'44"E	25.00'
L46	S43°45'57"W	14.14'	L112	S84°21'15"E	46.70'
L47	S21°20'37"E	26.44'	L113	S88°42'44"E	25.00'
L48	N30°26'42"E	32.54'	L114	S88°42'44"E	25.00'
L49	N61°26'57"W	38.24'	L115	N86°55'48"E	46.70'
L50	N46°14'03"W	14.14'	L116	S88°42'43"E	25.00'
L51	S43°45'57"W	14.14'	L117	S44°39'08"W	30.00'
L52	N30°00'49"E	14.57'	L118	S44°42'07"E	20.00'
L53	N61°48'35"W	27.42'	L119	N47°05'24"E	15.00'
L54	S43°20'20"W	13.80'	L120	N06°06'13"W	17.60'
L55	N49°24'40"W	13.80'	L121	N06°06'13"W	17.60'
L56	S45°33'45"E	15.62'	L122	N00°32'56"W	33.19'
L57	N06°56'03"W	70.69'	L124	N00°32'56"W	48.19'
L58	N46°06'55"E	25.03'	L125	N00°32'56"W	48.19'
L59	N78°54'52"E	45.65'	L126	S00°32'56"E	80.02'
L60	N52°09'47"E	14.14'	L127	N46°36'41"E	13.53'
L61	S39°06'31"E	13.83'	L128	N89°14'15"E	35.00'
L62	S82°50'13"E	4.80'	L129	N89°14'15"E	8.28'
L63	N43°23'19"W	13.53'	L130	N00°45'45"W	215.58'
L64	N00°45'45"W	35.00'	L131	N00°45'45"W	254.13'
L65	S44°14'22"W	14.14'	L132	S00°45'38"E	11.50'
L66	S45°45'38"E	14.14'			

CURVE TABLE					CURVE TABLE						
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD	NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	1°17'01"	770.00'	17.25'	S86°09'46"E	17.25'	C66	11°45'24"	400.00'	82.08'	S83°34'22"W	81.93'
C2	6°05'52"	325.00'	34.59'	N03°48'41"W	34.57'	C67	4°33'10"	400.00'	31.78'	N88°16'21"W	31.78'
C3	10°59'47"	330.00'	63.33'	S27°01'05"E	63.24'	C68	11°45'24"	600.00'	123.12'	S06°25'38"E	122.90'
C4	10°50'39"	269.00'	50.91'	N85°07'12"W	50.84'	C69	5°47'47"	400.00'	40.47'	N87°39'03"W	40.45'
C5	10°50'39"	291.00'	55.06'	N85°07'12"W	54.99'	C70	106°09'13"	50.00'	92.64'	N57°31'04"W	79.94'
C6	22°42'20"	111.50'	44.19'	N11°54'06"W	43.80'	C71	9°41'18"	400.00'	67.64'	N00°24'12"E	67.56'
C7	22°42'20"	88.50'	35.07'	N11°54'06"W	34.94'	C72	11°43'38"	1000.00'	21.71'	S04°37'32"W	21.71'
C8	6°12'44"	1000.00'	108.42'	S85°51'30"E	108.37'	C73	16°22'21"	1000.00'	285.75'	S04°10'58"E	284.78'
C9	7°14'38"	600.00'	75.86'	N86°22'28"W	75.81'	C74	11°36'30"	400.00'	81.04'	N06°33'53"W	80.90'
C10	270°02'40"	60.00'	282.79'	S45°01'34"W	84.82'	C75	3°52'43"	1000.00'	67.69'	S87°30'43"W	67.68'
C11	11°49'10"	1000.00'	206.29'	S01°20'16"W	205.92'	C76	11°57'45"	50.00'	97.71'	S55°25'56"W	82.89'
C12	9°34'32"	800.00'	133.70'	N85°12'57"E	133.54'	C77	11°45'24"	922.00'	189.19'	S06°25'38"E	188.86'
C13	8°12'10"	400.00'	57.27'	S04°05'52"E	57.22'	C78	3°39'18"	300.00'	19.14'	S14°07'59"E	19.13'
C14	128°28'23"	50.00'	112.11'	S46°29'22"E	90.06'	C79	78°03'00"	300.03'	408.72'	N52°19'38"E	377.84'
C15	5°54'24"	400.00'	41.24'	S87°50'15"E	41.22'	C80	11°23'01"	301.44'	59.89'	N07°29'47"E	59.79'
C16	6°01'20"	800.00'	84.09'	N86°11'53"E	84.05'	C81	10°49'59"	250.00'	47.27'	S82°45'35"E	47.20'
C17	3°34'24"	800.00'	49.89'	N81°24'01"E	49.89'	C82	7°59'26"	504.00'	70.29'	N86°32'48"W	70.23'
C18	6°05'57"	300.00'	31.93'	N03°50'25"W	31.92'	C83	3°47'34"	400.00'	26.48'	S01°08'09"W	26.47'
C19	10°56'53"	800.00'	152.87'	S85°05'16"W	152.63'	C84	3°47'41"	400.00'	26.49'	N01°08'06"E	26.49'
C20	7°11'07"	800.00'	100.33'	N85°50'44"W	100.26'	C85	7°59'26"	526.00'	73.36'	N86°32'48"W	73.30'
C21	11°20'23"	300.00'	59.37'	N06°38'09"W	59.28'	C86	15°55'11"	400.00'	111.14'	N78°03'21"E	110.78'
C22	4°37'21"	1888.00'	152.32'	S09°59'40"E	152.28'	C87	10°54'22"	300.00'	57.10'	N86°22'15"E	57.02'
C23	7°08'03"	1888.00'	235.08'	S04°06'58"E	234.93'	C88	8°58'15"	299.95'	46.96'	N76°25'59"E	46.91'
C24	270°43'12"	60.00'	283.50'	S44°05'28"W	84.32'	C89	19°52'31"	300.00'	104.07'	S81°53'10"E	103.55'
C25	144°47'42"	50.00'	126.36'	S51°07'39"E	95.32'	C90	9°06'36"	300.00'	47.70'	S02°43'52"E	47.65'
C26	10°35'32"	1220.00'	225.54'	S87°32'56"E	225.22'	C91	8°12'21"	1200.00'	171.87'	S84°04'24"E	171.72'
C27	1°01'04"	1220.00'	21.67'	N86°38'46"E	21.67'	C92	10°27'44"	300.00'	54.78'	N85°12'05"W	54.70'
C28	9°27'38"	300.00'	49.54'	N07°34'31"W	49.48'	C93	11°08'08"	300.00'	58.31'	N03°44'38"W	58.21'
C29	11°45'24"	1566.00'	321.33'	S06°25'38"E	320.77'	C94	8°14'07"	900.00'	129.36'	S84°03'31"E	129.25'
C30	2°57'11"	3067.00'	158.07'	S87°58'29"W	158.05'	C95	10°29'29"	600.00'	109.87'	N85°11'12"W	109.71'
C31	2°34'05"	3067.00'	137.46'	S85°12'51"W	137.45'	C96	6°17'20"	1000.00'	109.70'	N87°11'71"W	109.71'
C32	7°06'19"	1000.00'	124.01'	N87°28'58"E	123.93'	C97	14°46'30"	600.00'	154.72'	N88°28'08"E	154.30'
C33	22°42'20"	88.50'	35.07'	S10°48'14"W	34.84'	C98	8°29'10"	600.00'	88.87'	S85°19'28"W	88.79'
C34	22°42'20"	111.50'	44.19'	S10°48'14"W	43.90'	C99	100°34'44"	50.00'	87.77'	S26°14'21"W	76.93'
C35	115°50'31"	50.00'	101.09'	N58°28'12"W	84.73'	C100	130°32'54"	50.00'	113.92'	N46°44'38"W	90.83'
C36	11°45'24"	1244.00'	255.26'	S06°25'38"E	254.81'	C101	68°19'11"	50.00'	59.62'	S08°45'01"E	56.15'
C37	33°20'45"	70.50'	41.03'	N69°20'34"E	41.03'	C102	115°50'31"	50.00'	101.09'	S31°38'48"W	84.73'
C38	46°34'42"	10.50'	8.54"	N29°22'51"E	8.45'	C103	24°24'02"	70.50'	30.21'	S57°57'49"E	29.80'
C39	27°01'57"	70.50'	33.26'	N07°25'29"W	32.95'	C104	12°16'58"	244.50'	54.02'	N05°10'05"E	52.31'
C40	17°56'40"	500.00'	156.60'	S21°16'40"E	155.96'	C105	4°21'28"	261.50'	19.89'	N86°31'59"W	19.88'
C41	3°46'54"	400.00'	26.40'	N03°07'30"W	26.40'	C106	4°21'28"	240.50'	18.29'	S88°31'59"E	18.29'
C42	4°14'25"	500.00'	37.00'	S02°53'45"E	36.99'	C107	4°21'28"	240.50'	18.29'	S89°06'32"W	18.29'
C43	10°00'13"	450.00'	78.57'	S06°14'09"E	78.47'	C108	4°21'28"	261.50'	19.89'	N89°06'32"E	19.88'
C44	14°31'12"	450.00'	114.04'	N03°58'40"W	113.73'	C109	5°19'14"	269.50'	25.03'	S07°57'22"W	25.02'
C45	24°37'33"	450.00'	193.41'	S09°01'51"E	191.93'	C110	11°30'40"	287.13'	57.69'	S04°55'42"W	57.59'
C46	12°50'02"	450.00'	100.80'	N80°04'23"E	100.59'	C111	70°56'42"	2.00'	2.48'	S55°04'35"E	2.32'
C47	0°05'49"	300.00'	0.51'	S21°23'32"E	0.51'	C112	70°56'42"	2.00'	2.48'	N53°58'43"E	2.32'
C48	18°19'05"	600.00'	191.83'	N79°38'25"E	191.01'	C113	19°03'18"	75.00'	24.94'	S10°04'35"E	24.83'
C49	12°49'22"	600.00'	134.28'	S09°26'51"E	134.00'	C114	90°00'00"	6.00'	9.42'	S44°27'04"W	8.49'
C50	138°04'51"	50.00'	120.50'	N00°07'39"E	93.38'	C115	90°00'00"	6.00'	9.42'	N45°32'56"W	8.49'
C51	5°42'01"	600.00'	59.69'	S04°05'03"E	59.67'	C116	19°03'18"	75.00'	24.94'	N08°58'43"E	24.83'
C52	129°14'41"	50.00'	112.79'	S45°42'53"E	90.35'	C117	10°34'07"	244.50'	45.10'	N04°31'26"E	45.04'
C53	21°42'44"	300.00'	113.68'	N89°46'14"E	113.01'	C118	270°03'31"	60.00'	282.80'	N45°44'49"W	84.81'
C54	18°14'56"	800.00'	254.80'	S88°02'20"W	253.73'	C119	41°39'40"	70.50'	51.26'	S49°15'56"W	50.14'
C55	7°55'32"	600.00'	83.00'	S88°47'59"E	82.93'	C120	10°24'53"	64.50'	11.72'	N33°38'32"E	11.71'
C56	270°02'42"	60.00'	282.79'	N44°15'36"E	84.82'	C121	43°51'56"	70.50'	53.97'	S16°55'01"W	52.67'
C57	7°55'25"	600.00'	82.98'	N03°12'05"E	82.9						

STATE OF TEXAS §

COUNTY OF COLLIN §

**Tract 1**

**BEING** a tract of land situated in the Collin County School Land Survey, Abstract No. 147, Town of Celina, Collin County, Texas, and being part of a called 130-acre tract of land described as "Tract 1" conveyed to DFW Prosper Frontier, as evidenced by the Special Warranty Deed recorded in Instrument No. 2024000061014, Official Public Records of Collin County, Texas and being more particularly described as follows:

**BEGINNING** at a 5/8" iron rod with plastic cap stamped "KHA" set in the south right-of-way line of W. Frontier Parkway (a visible width right-of-way), south line of a called 2.368-acre tract and conveyed to the City of Celina, Texas as evidenced by the Special Warranty Deed recorded in Instrument No. 20150430000494820, Official Public Records of Collin County, Texas, at the northeast corner of said 130-acre tract and the northwest corner of a called 34.557-acre tract of land conveyed to Urban Heights at Frontier, LLC, as evidenced by the Special Warranty Deed recorded in Instrument No. 2022000131196, Official Public Records of Collin County, Texas;

**THENCE** South 00°45'38" East, with the east line of said 130-acre tract and the west line of said 34.557-acre tract, at a distance of 1325.90 feet, passing a 5/8" iron rod with plastic cap stamped "RPLS 6585" found at the southwest corner of said 34.557-acre tract and the northeast corner of a called 34.709-acre tract of land conveyed to AABVC-DNT-WEST-FRT, LP, as evidenced by the Special Warranty Deed recorded in Instrument No. 20210820001693210, Official Public Records of Collin County, Texas, continuing with said east line and the west line of said 34.709-acre tract, in all a total distance of 1,670.37 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for the northeast corner of a called 0.770-acre tract of land described in a deed to the Town of Prosper, Texas, recorded in Instrument No. \_\_\_\_\_, Official Public Records of Collin County, Texas;

**THENCE** departing said east line and said west line and with north and west lines of said 0.770-acre tract the following courses and distances:

South 89°14'22" West, a distance of 45.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for the northwest corner of said 0.770-acre tract;

South 00°45'38" East, a distance of 605.53 feet to a 5/8" iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the right with a radius of 269.50 feet, a central angle of 05°19'14", and a chord bearing and distance of South 07°57'22" West, 25.02 feet;

In a southerly direction, with said non-tangent curve to the right, an arc distance of 25.03 feet to a 5/8" iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the left with a radius of 287.13 feet, a central angle of 11°30'40", and a chord bearing and distance of South 04°55'42" West, 57.59 feet;

In a southerly direction, with said non-tangent curve to the left, an arc distance of 57.69 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South 00°45'38" East, a distance of 11.48 feet to a 5/8" iron rod with plastic cap stamped "KHA" found for the northeast corner of Lot 1X, Block X, Legacy Gardens Phase 2, an addition to the Town of Prosper, Texas, according to the plat thereof recorded in Instrument No. \_\_\_\_\_, Plat Records, Collin County, Texas;

**THENCE** departing said west line and long the northerly line of said Legacy Gardens Phase 2 the following courses and distances:

South 89°14'22" West, a distance of 25.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" found for corner;

South 00°45'38" East, a distance of 125.89 feet to a 5/8" iron rod with plastic cap stamped "KHA" found for corner;

South 89°15'02" West, a distance of 130.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" found for corner;

North 00°45'38" West, a distance of 7.75 feet to a 5/8" iron rod with plastic cap stamped "KHA" found for corner;

South 89°14'22" West, a distance of 50.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" found for corner;

South 00°45'38" East, a distance of 9.18 feet to a 5/8" iron rod with plastic cap stamped "KHA" found for corner;

South 46°01'52" West, a distance of 13.69 feet to a 5/8" iron rod with plastic cap stamped "KHA" found at the beginning of a non-tangent curve to the right with a radius of 770.00 feet, a central angle of 01°17'01", and a chord bearing and distance of North 86°09'46" West, 17.25 feet;

In a northwesterly direction, with said non-tangent curve to the right, an arc distance of 17.25 feet to a 5/8" iron rod with plastic cap stamped "KHA" found for corner;

North 85°31'16" West, a distance of 103.54 feet to a 5/8" iron rod with plastic cap stamped "KHA" found for corner at the southeast corner of a called 13.038-acre tract and conveyed to Prosper Independent School District, as evidenced by the Special Warranty Deed recorded in Instrument No. 20200817001343650, Official Public Records of Collin County, Texas;

**THENCE** with the east line of said 13.038-acre tract, the following courses and distances:

North 00°45'45" West, a distance of 136.18 feet to a 5/8" iron rod found at the beginning of a tangent curve to the right with a radius of 861.00 feet, a central angle of 07°59'26", and a chord bearing and distance of North 03°13'58" East, 119.98 feet;

In a northeasterly direction, with said tangent curve to the right, an arc distance of 120.08 feet to a 5/8" iron rod with plastic cap stamped "TNP" found at the beginning of a reverse curve to the left with a radius of 169.00 feet, a central angle of 07°59'26", and a chord bearing and distance of North 03°13'58" East, 23.55 feet;

In a northeasterly direction, with said reverse curve to the left, an arc distance of 23.57 feet to a 5/8" iron rod with plastic cap stamped "TNP" found for corner;

North 00°45'45" West, a distance of 271.36 feet to a 5/8" iron rod with plastic cap stamped "TNP" found for corner;

North 89°14'15" East, a distance of 130.00 feet to a 5/8" iron rod found for corner;

North 00°45'45" West, a distance of 48.74 feet to a 5/8" iron rod with plastic cap stamped "TNP" found for corner;

North 08°40'57" West, a distance of 59.23 feet to a 5/8" iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the right with a radius of 325.00 feet, a central angle of 06°05'52", and a chord bearing and distance of North 03°48'41" West, 34.57 feet;

In a northwesterly direction, with said non-tangent curve to the right, an arc distance of 34.59 feet to a 5/8" iron rod with plastic cap (damaged) found for corner;

North 00°45'45" West, a distance of 32.20 feet to a 5/8" iron rod found for corner at the northeast corner of said 13.038-acre tract;

**THENCE** South 89°14'15" West, with the north line of said 13.038-acre tract, a distance of 935.01 feet to a 5/8" iron rod with plastic cap stamped "TNP" found for corner at the northwest corner of said 13.038-acre tract;

**THENCE** with the east line of said 13.038-acre tract, the following courses and distances:

South 00°45'45" East, a distance of 404.64 feet to a 5/8" iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the left with a radius of 270.00 feet, a central angle of 20°34'53", and a chord bearing and distance of South 11°03'11" East, 96.47 feet;

In a southeasterly direction, with said tangent curve to the left, an arc distance of 96.99 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner at the easterly end of the northwest terminus of said Bancroft Drive;

**THENCE** South 67°41'17" West, with said terminus, a distance of 60.01 feet to a 5/8" iron rod with plastic cap stamped "KHA" set at the westerly end of said terminus, at the beginning of a non-tangent curve to the left with a radius of 330.00 feet, a central angle of 10°59'47", and a chord bearing and distance of South 27°01'05" East, 63.24 feet; said point being in the east line of Lot 1X, Block N, of the aforementioned Legacy Gardens Phase 2,;

**THENCE** in a southeasterly direction, with the southwest line of said Bancroft Drive, with said non-tangent curve to the left, an arc distance of 63.33 feet to a 5/8" iron rod with plastic cap stamped "KHA" found for corner at the easternmost corner of said Lot 1X, Block N, and the northeast corner of Lot 12X, Block V of said Legacy Gardens Phase 2;

**THENCE** South 89°12'50" West, with the common line of said Lot 1X and Lot 12X, a distance of 124.41 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner in the east line of a called 120.5159-acre tract of land conveyed to LegacyFrontier LLC, as evidenced by the Special Warranty Deed recorded in Instrument No. 20150203000121210, Official Public Records of Collin County, Texas, at the southwest corner of said Lot 1X, Block N;

**THENCE** North 01°14'03" West, with said east line of the 120.5159-acre tract, a distance of 1,104.60 feet to a 1/2" iron rod with plastic cap stamped "Peiser & Mankin" found for corner at a re-entrant corner of said 120.5159-acre tract;

**THENCE** South 89°12'33" West, with a northerly line of said 120.5159-acre tract, a distance of 1,532.96 feet to a 1/2" iron rod found for corner at a re-entrant corner of said 120.5159-acre tract;

**THENCE** North 00°00'13" East, with an easterly line of said 120.5159-acre tract, a distance of 1,155.80 feet to a 1/2"

iron rod with plastic cap found (damaged) for corner in said south right-of-way line of W. Frontier Parkway, at the northernmost northeast corner of said 120.5159-acre tract and at the northwest corner of said 130-acre tract;

**THENCE** North 89°27'13" East, with said south right-of-way line, a distance of 2,856.50 feet to the **POINT OF BEGINNING** and containing 4,293,439 square feet or 98.564 acres of land, more or less.

**BEING** a tract of land situated in the Collin County School Land Survey, Abstract No. 147, Town of Celina, Collin County, Texas, and being part of a called 130-acre tract of land described as "Tract 2" conveyed to DFW Prosper Frontier, as evidenced by the Special Warranty Deed recorded in Instrument No. 2024000061014, Official Public Records of Collin County, Texas and being more particularly described as follows:

**BEGINNING** at a 5/8" iron rod with plastic cap stamped "Jones Carter" found at the southwest corner of Lot 5, Block G, of Legacy Gardens, Phase 1, an addition to the Town of Celina, Texas according to the plat thereof recorded in Volume 2019, Page 619, Official Public Records of Collin County, Texas, in the north line of a called 18.15-acre tract of land conveyed to Hope Fellowship Ministries, as evidenced by the Special Warranty Deed recorded in Instrument No. 20200227000279310, Official Public Records of Collin County, Texas;

**THENCE** South 89°22'22" West, a distance of 77.17 feet to a 5/8" iron rod found (disturbed) for corner at the northwest corner of said 18.15-acre tract and at the northeast corner of a tract of land conveyed to Aivicenna Management LLC, et ux, recorded in Instrument No. 20220208000214910, Official Public Records of Collin County, Texas;

**THENCE** with the south line of said Tract 2, the following courses and distances:

**THENCE** South 88°14'28" West, a distance of 42.05 feet to a 1/2" iron rod found for corner;

**THENCE** North 89°23'41" West, a distance of 625.70 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

**THENCE** South 86°03'36" West, a distance of 347.43 feet to a 1/2" iron rod found for corner;

**THENCE** South 89°20'49" West, a distance of 55.52 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

**THENCE** South 88°42'58" West, a distance of 185.12 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

**THENCE** South 89°35'38" West, a distance of 653.23 feet to a 5/8" iron rod found for corner in Legacy Drive, and in the east line of a called 10.719-acre tract of land conveyed to Vingrids Capital LLC, recorded in Instrument No. 2017-89464, Official Public Records of Collin County, Texas, at the southwest corner of said Tract 2 and the northwest corner of a called 5.85-acre tract of land conveyed to Mage Partners, LLC, as evidenced by the Special Warranty Deed recorded in Instrument No. 20201207002190190, Official Public Records of Collin County, Texas;

**THENCE** North 00°33'32" East, with the east line of said 10.719-acre tract and the east line of a called 26.00-acre tract of land conveyed to Legacy Parvin26, as evidenced by the Special Warranty Deed recorded in Instrument No. 2021-63248, Official Records of Denton County, Texas, and the west line of said Tract Two, generally along Legacy Drive, a distance of 472.67 feet to a 60D nail found for corner at the southwest corner of a called 38.572-acre tract of land conveyed to Prosper Independent School District, as evidenced by the Special Warranty Deed recorded in Instrument No. 20200817001344070, Official Public Records of Collin County, Texas, and at the northwest corner of said Tract 2;

**THENCE** with the south line of said 38.572-acre tract and the north line of said Tract 2, the following courses and distances:

**THENCE** South 89°27'12" East, a distance of 424.83 feet to a 5/8" iron rod with plastic cap stamped "TNP" found at the beginning of a tangent curve to the right with a radius of 270.00 feet, a central angle of 30°16'47", and a chord bearing and distance of South 74°18'48" East, 141.04 feet;

**THENCE** in a southeasterly direction, with said tangent curve to the right, an arc distance of 142.69 feet to a 5/8" iron rod with plastic cap stamped "TNP" found for corner;

**THENCE** South 59°10'25" East, a distance of 268.58 feet to a 5/8" iron rod found at the beginning of a tangent curve to the left with a radius of 330.00 feet, a central angle of 29°30'09", and a chord bearing and distance of South 73°55'29" East, 168.05 feet;

**THENCE** in a southeasterly direction, with said tangent curve to the left, an arc distance of 169.92 feet to a 5/8" iron rod found for corner;

**THENCE** North 01°17'16" East, a distance of 190.00 feet to a 5/8" iron rod with plastic cap stamped "TNP" found for corner;

**THENCE** South 88°43'44" East, a distance of 102.12 feet to a 5/8" iron rod found at the beginning of a non-tangent curve to the left with a radius of 140.02 feet, a central angle of 05°54'27", and a chord bearing and distance of North 63°47'28" East, 129.47 feet;

**THENCE** in a northeasterly direction, with said non-tangent curve to the left, an arc distance of 134.59 feet to a 5/8" iron rod with plastic cap stamped "TNP" found at the beginning of a reverse curve to the right with a radius of 460.00 feet, a central angle of 29°16'34", and a chord bearing and distance of North 50°53'16" East, 232.50 feet;

**THENCE** in a northeasterly direction, with said reverse curve to the right, an arc distance of 235.04 feet to a 5/8" iron rod found for corner at the southeast corner of said 38.572-acre tract and at an interior corner of said Tract 2;

**THENCE** North 01°47'29" East, with the east line of said 38.572-acre tract and the west line of said Tract 2, a distance of 1,039.61 feet to a 5/8" iron rod found for corner in the south line of a called 120.5159-acre tract of land conveyed to LegacyFrontier, LLC as evidenced by the Special Warranty Deed recorded in Instrument No. 20150203000121210, Official Public Records of Collin County, Texas, at the northeast corner of said 38.572-acre tract and at the northwest corner of said Tract 2;

**THENCE** North 89°12'36" East, with the south line of said 120.5159-acre tract and the north line of said Tract 2, a distance of 645.36 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner at the northwest corner of Lot 1X, Block W, of said Legacy Gardens, Phase 2;

**THENCE** South 01°49'26" West, with the west line of said Legacy Gardens, Phase 2 and the east line of said Tract 2, a distance of 1,657.86 feet to the **POINT OF BEGINNING** and containing 1,635,659 square feet or 37.554 acres of land, more or less.

**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 Replot 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 by the plat.

**VISIBILITY AND MAINTENANCE EASEMENT (VAM)**

The area or areas shown on the plat as "VAM" (Visibility and Maintenance) Easement(s) are hereby given and granted to the Town of Prosper (Called "Town"), its successors and assigns, as an easement to provide visibility, right of access, and maintenance upon and across said VAM Easement. The Town shall have the right, but not the obligation, to maintain all landscaping within the VAM Easement. Should the Town exercise this maintenance right it shall be permitted to remove and dispose of any and all landscaping improve elements, including without limitation, any trees, shrubs, flowers, ground cover, structure, and/or fixtures. The Town in its sole discretion may withdraw maintenance of the VAM at any time. The ultimate maintenance responsibility for the VAM Easement shall rest with the property owner(s). No building, fence, shrub, tree, or other improvements or growths, which in any way endanger or interfere with the visibility, shall be constructed in, on, over, or across the VAM Easement. The Town shall also have the right, but not the obligation, to add any landscape improvements to the VAM Easement, to erect any traffic control devices or signs on the VAM Easement and to remove any obstruction thereon. The Town, its successor, assigns, or agents shall have the right and privilege at all times to enter upon the VAM Easement or any part thereof for the purposes and with all rights and privileges set forth herein.

**DRAINAGE AND DETENTION 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 \_\_\_\_\_ as shown on the plat is called "Drainage and Detention Easement". The Drainage and Detention Easement within the limits of this addition, will remain open at all times and will be maintained in a safe and sanitary condition by the owners of the lot or lots that are traversed by or adjacent to the Drainage and Detention Easement. The Town will not be responsible for the maintenance and operation of said Easement or for any damage to private property or person that results from conditions in the Easement, or for the control of erosion. No obstructions to the natural flow or storm water run-off shall be permitted by construction of any type of building, fence or any other structure within the Drainage and Detention Easement, as herein above defined, unless approved by the Town Engineer. Provided, however, it is understood that in the event it becomes necessary for the Town to erect of consider erecting any type of drainage structure in order to improve the storm drainage that may be occasioned by drainage in or adjacent to the subdivision, then in such event, the Town shall have the right to enter upon the Drainage and Detention 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 Drainage and Detention Easement 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 Detention Easement is 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 such damages of any nature resulting from the occurrence of these natural phenomena, or resulting from the failure of any structure or structures, within the Easement.

**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 \_\_\_\_\_ 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.

**OWNER'S CERTIFICATE**

**NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:**

THAT **TOLL SOUTHWEST LLC**, acting herein by and through their duly authorized officers, do hereby certify and adopt this plat designating the herein above described property as **LEGACY GARDENS PHASES 3 & 4**, an addition to the Town of Prosper, and do hereby dedicate to the public use forever, the streets and alleys shown thereon. **TOLL SOUTHWEST LLC**, do herein certify the following:

- The streets and alleys are dedicated for street and alley purposes.
- All public improvements and dedications shall be free and clear of all debt, liens, and/or encumbrances.
- The easements and public use areas, as shown, are dedicated for the public use forever for the purposes indicated on this plat.
- 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 landscape improvements may be placed in landscape easements if approved by the Town of Prosper.
- The Town of Prosper is not responsible for replacing any improvements in, under, or over any easements caused by maintenance or repair.
- Utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and Town of Prosper's use thereof.
- The Town of Prosper and public utilities 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 the easements.
- 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.
- All modifications to this document shall be by means of plat and approved by the Town of Prosper.
- For lots adjacent to a Floodplain Only:
  - 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.

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

WITNESS, my hand, this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

BY: **TOLL SOUTHWEST LLC**

By: \_\_\_\_\_  
Authorized 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 and officer whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration expressed and in the capacity therein stated.

Given under my hand and seal of office on this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
Notary Public in And For The State Of Texas

\_\_\_\_\_  
Printed Name

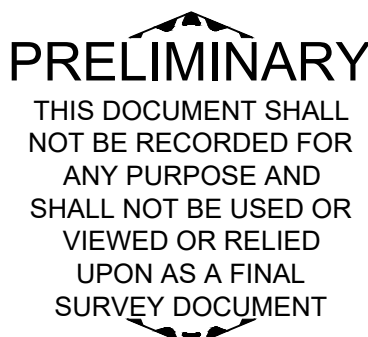
**SURVEYOR'S CERTIFICATE**

Know All Men By These Presents:

That I, Michael B. Marx, 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 Regulations of the Town of Prosper, Texas.

Dated this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
Michael B. Marx  
Registered Professional Land Surveyor No. 5181  
Kimley-Horn and Associates, Inc.  
6160 Warren Pkwy., Suite 210  
Frisco, Texas 75034  
Phone 972-335-3680  
Fax 972-335-3779



STATE OF TEXAS §

COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Michael B. Marx, 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 considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
Notary Public, State of Texas

**CERTIFICATE OF APPROVAL**

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_ by the Planning & Zoning Commission of the Town of Prosper, Texas.

\_\_\_\_\_  
Engineering Department

\_\_\_\_\_  
Town Secretary

\_\_\_\_\_  
Development Services Department

DEVAPP-24-0060  
**PRELIMINARY PLAT**  
**LEGACY GARDENS**  
**PHASES 3 & 4**  
PD-115 ZONING  
136.118 ACRES

271 RESIDENTIAL LOTS  
BLOCK A: LOTS 2-13; BLOCK B: LOTS 3-11, 13-19, 21-73;  
BLOCK C: LOTS 2-8, 10-17; BLOCK D: LOTS 8-13, BLOCK E: LOTS 2-12;  
BLOCK F: LOTS 1-9; BLOCK G: LOTS 1-8, 10-17; BLOCK H: LOTS 10-28  
BLOCK I: LOTS 1-7, 9-15; BLOCK J: LOTS 1-12; BLOCK K: LOTS 1-16;  
BLOCK L: LOTS 1-6, 8-17; BLOCK M: LOTS 1-6, 9-13