

**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  
 → DIMENSION ARROW

CALLED 90.730 ACRES  
 SHADDOCK CREEKSIDE  
 PROSPER  
 INST. NO. 2025000015184  
 O.P.R.C.C.T.

CALLED 34.657 ACRES  
 URBAN HEIGHTS AT FRONTIER, LLC  
 INST. NO. 2022000131186, O.P.R.C.C.T.

CALLED 13.038 ACRES  
 PROSPER INDEPENDENT  
 SCHOOL DISTRICT  
 INST. NO. 20200817001343650  
 O.P.R.C.C.T.

CALLED 34.709 ACRES  
 AABVC-DNT-WEST-FRT, L.P.  
 INST. NO. 20210820001683210  
 O.P.R.C.C.T.

LEGACY GARDENS PHASE 2  
 VOL. 2024, PG. 547  
 M.R.C.C.T.

**FINAL PLAT  
 LEGACY GARDENS  
 PHASE 4**

PD-115 ZONING  
 57.072 ACRES

- 140 RESIDENTIAL LOTS  
 BLOCK B: LOTS 9-11, 13-19, 21-73;  
 BLOCK G: LOTS 10-17; 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;

- 9 OPEN SPACE (HOA) LOTS  
 BLOCK B: LOTS 1X, 2X, 12X, 20X & 74X;  
 BLOCK I: LOT 8X; BLOCK L: LOT 7X;  
 BLOCK M: LOT 7X & 8X;

COLLIN COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 147  
 TOWN OF PROSPER, COLLIN COUNTY, TEXAS  
 PREPARED: 02/02/2026  
 CASE # DEVAPP-25-0055

**Kimley»Horn**

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

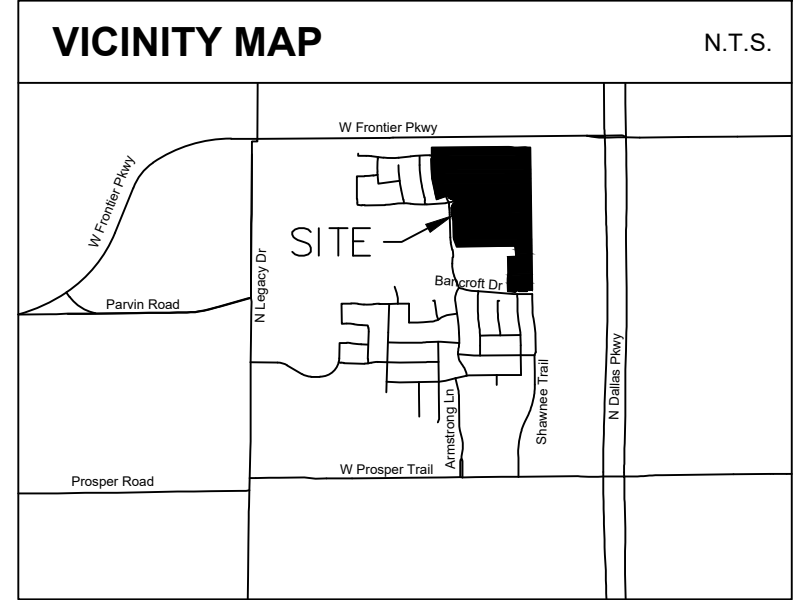
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 150'	GGL	KHA	Feb. 2026	064529003	1 OF 5

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

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

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.

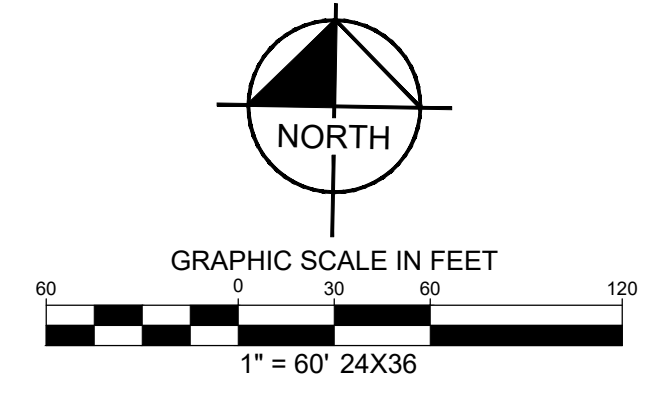
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SEE SHEET 4 FOR  
 LINE/CURVE TABLES  
 AND GENERAL NOTES

DWG NAME: KCPM\_SURVEY\_1904262903-LEGACY GARDENS PHASE 4 FINAL PLAT.DWG PLOTTED BY: LIVERGOOD, BRANT 2/22/2026 5:07 PM LAST SAVED: 2/22/2026 5:08 PM

CITY OF CELINA  
TOWN OF PROSPER



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- S.W.E. SIDEWALK EASEMENT
- U.E. UTILITY EASEMENT
- W.E. WATER EASEMENT
- KEY NAME CHANGE
- ★ STREET LOT
- ▲ KEY LOT HOUSE FRONT DIRECTION
- △ FRONT PORCH REQUIREMENT ON LOT
- DIMENSION ARROW

CALLLED 34.557 ACRES  
URBAN HEIGHTS AT FRONTIER, LLC INST. NO. 2022000131196, O.P.R.C.C.T.

MATCHLINE - SHEET No. 3

**FINAL PLAT  
LEGACY GARDENS  
PHASE 4**

PD-115 ZONING  
57.072 ACRES  
  
140 RESIDENTIAL LOTS  
BLOCK B: LOTS 9-11, 13-19, 21-73;  
BLOCK G: LOTS 10-17; 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;

9 OPEN SPACE (HOA) LOTS  
BLOCK B: LOTS 1X, 2X, 12X, 20X & 74X;  
BLOCK I: LOT 8X; BLOCK L: LOT 7X;  
BLOCK M: LOT 7X & 8X;

COLLIN COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 147  
TOWN OF PROSPER, COLLIN COUNTY, TEXAS  
PREPARED: 02/02/2026  
CASE # DEVAPP-25-0055

**Kimley»Horn**

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

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	GGL	KHA	Feb. 2026	064529003	2 OF 5

FILED:

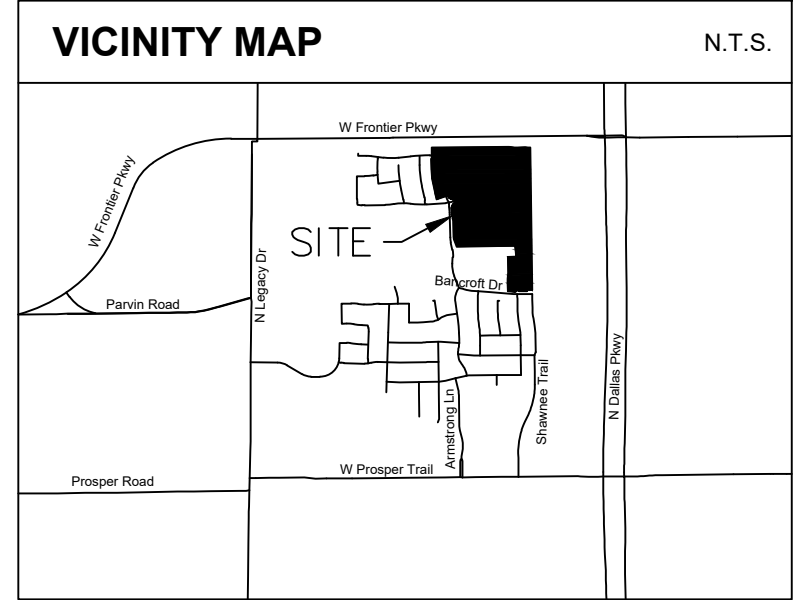
OWNER:  
TOLL SOUTHWEST LLC  
2555 Sw Grapevine Pkwy Ste 100  
Grapevine, TX 76051  
Phone: 817-329-7973  
Contact: Mike Boswell

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

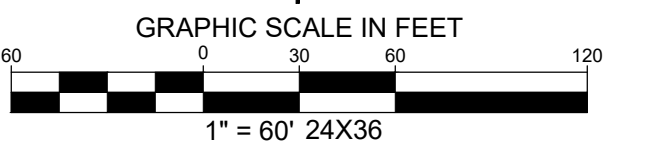
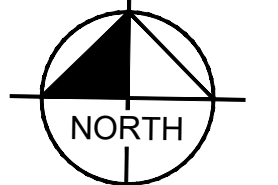
SURVEYOR:  
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6160 Warren Pkwy., Suite 210  
Frisco, Texas 75034  
Phone: 972-335-3580  
Fax: 972-335-3779  
Contact : Michael Marx, R.P.L.S.

**OPEN SPACE (HOA) LOT TABLE**

LOT NO.	ACRES	SQ. FT.
BLOCK B LOT 2X	2.262	98,520
BLOCK B LOT 12X	0.187	8,160
BLOCK B LOT 20X	0.189	8,254
BLOCK B LOT 74X	0.053	2,308
BLOCK H LOT 1X	2.094	91,195
BLOCK I LOT 8X	0.071	3,081
BLOCK M LOT 7X	0.102	4,462
BLOCK M LOT 8X	0.103	4,488
TOTAL	5.06	220,468



SEE SHEET 4 FOR  
LINE/CURVE TABLES  
AND GENERAL NOTES



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- STREET NAME CHANGE

- ★ KEY LOT
- ▲ KEY LOT HOUSE FRONT DIRECTION
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- DIMENSION ARROW

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AABVC-DNT-WEST-FRT, L.P.  
INST. NO. 2021082001693210  
O.P.R.C.C.T.

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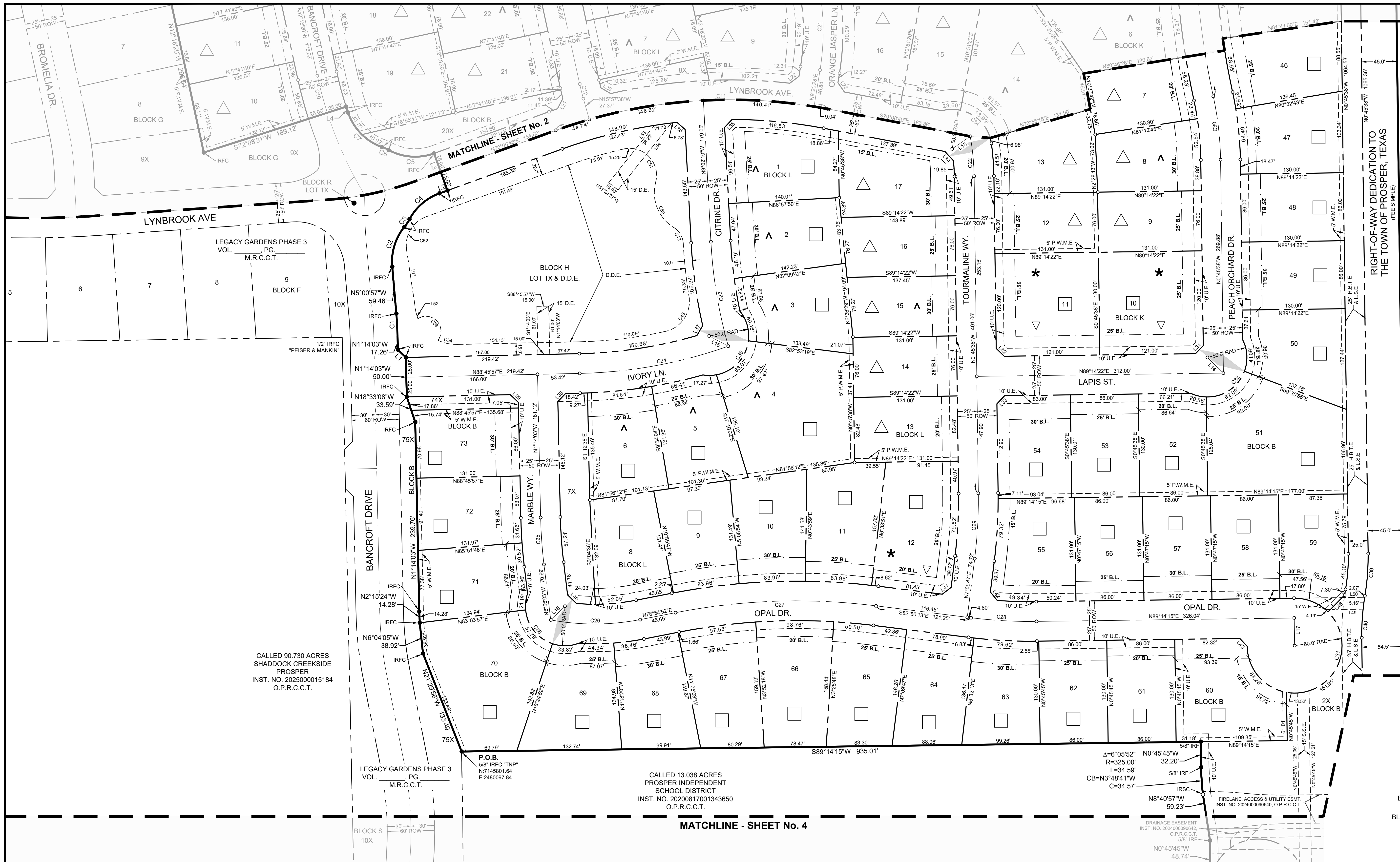
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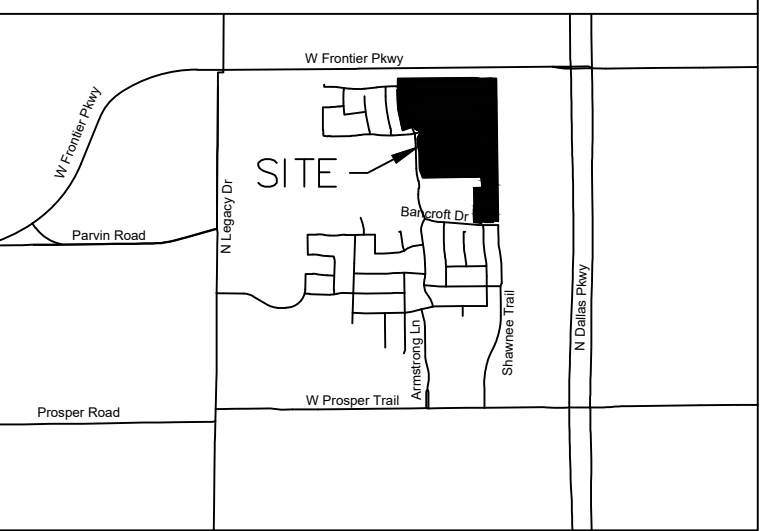


CALLED 90.730 ACRES  
SHADDOCK CREEKSIDE  
PROSPER  
INST. NO. 2025000015184  
O.P.R.C.C.T.

P.O.B.  
5/8" IRFC "TNP"  
N7145801 54  
E 2480097 84

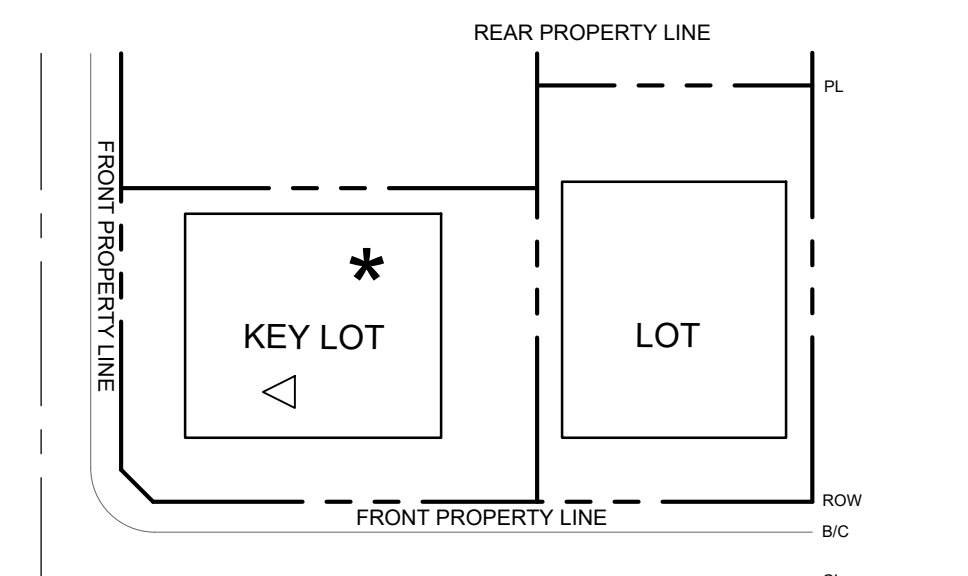
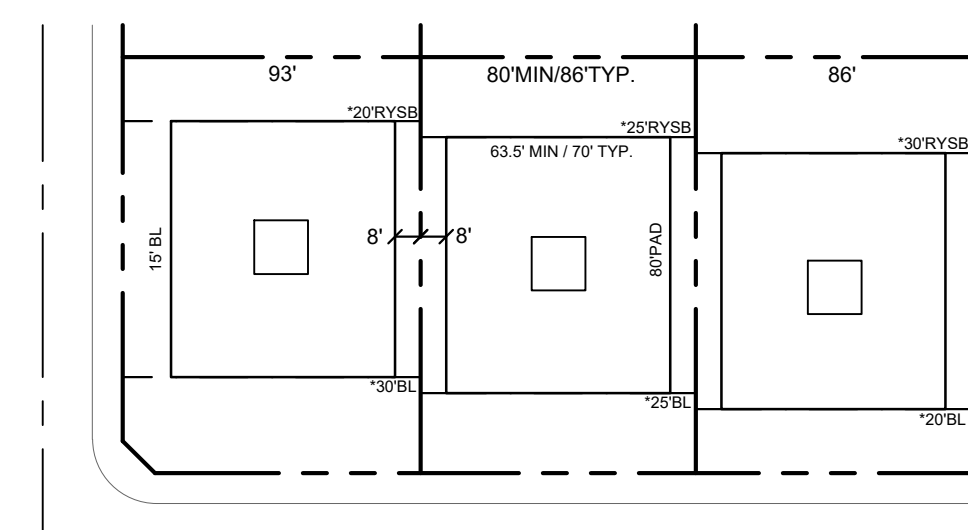
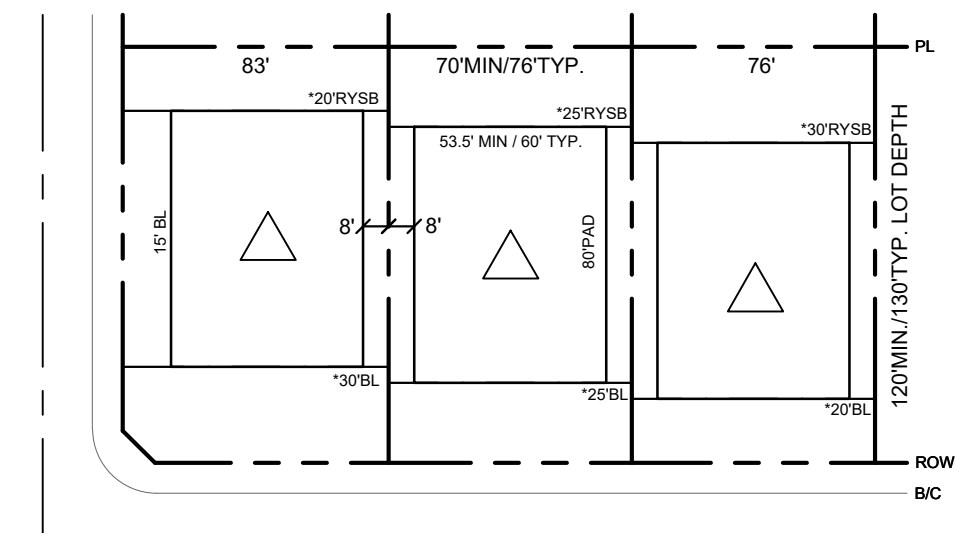
CALLED 13.038 ACRES  
PROSPER INDEPENDENT  
SCHOOL DISTRICT  
INST. NO. 20200817001343650  
O.P.R.C.C.T.

**VICINITY MAP**



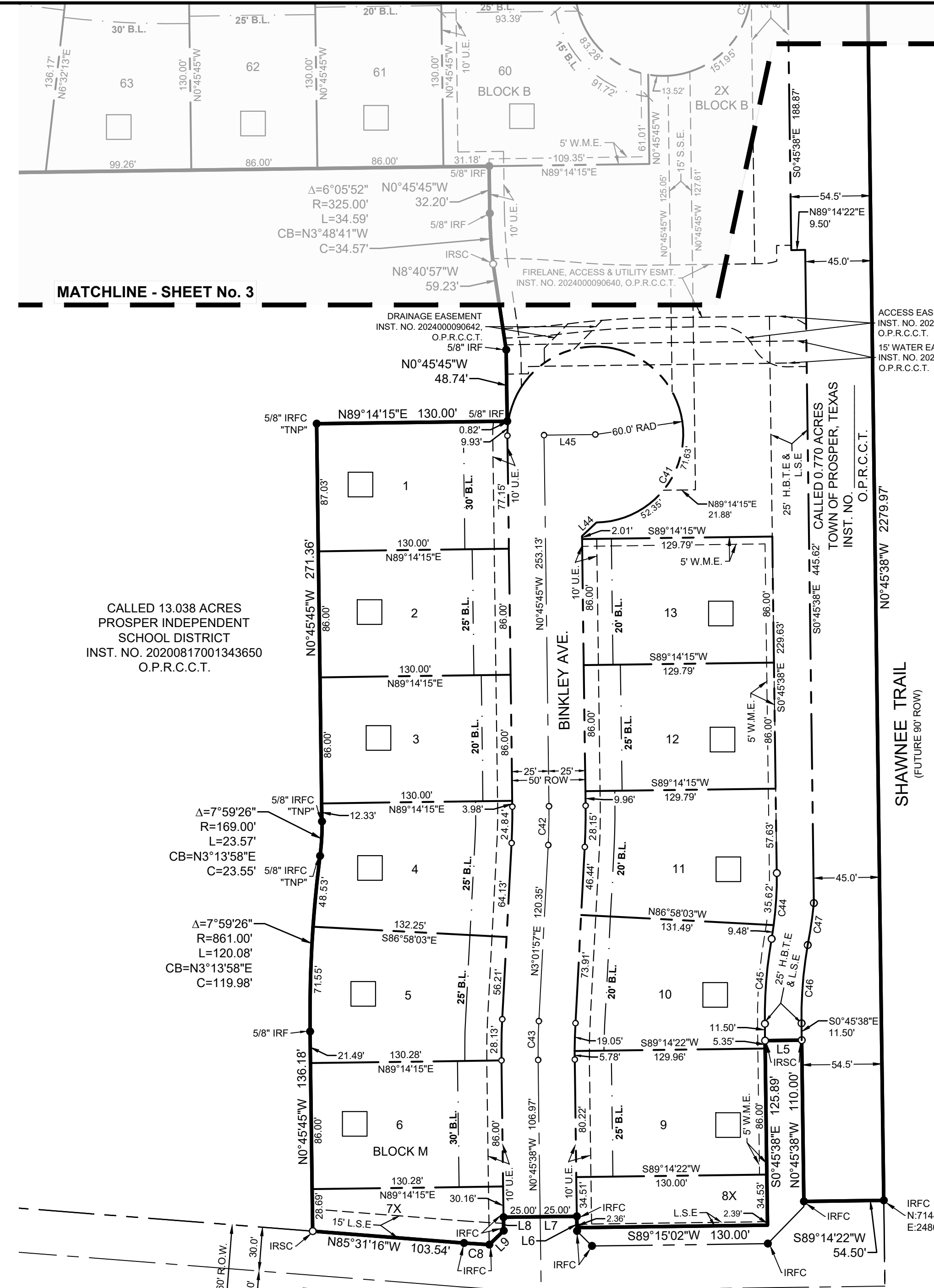
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DWG NAME: KCPM\_SURVEY\946529003-LEGACY GARDENS PHASE 4 FINAL PLAT.DWG PLOTTED BY: LIVERGOOD, BRANT 2/22/2026 5:07 PM LAST SAVED: 2/22/2026 5:08 PM



NO.	BEARING	LENGTH
L1	N46°14'03"W	14.14'
L2	N70°05'46"E	10.76'
L3	N19°54'14"W	50.00'
L4	N18°19'50"W	7.83'
L5	S89°14'22"W	25.00'
L6	N00°45'38"W	7.75'
L7	S89°14'22"W	50.00'
L8	S00°45'38"E	9.18'
L9	S46°01'52"W	13.69'
L10	S50°47'29"W	32.02'
L11	S54°16'10"E	31.01'
L12	S52°54'19"W	29.69'
L13	S54°48'56"W	27.78'
L14	N45°45'38"W	28.28'
L15	N61°48'35"W	27.42'
L16	N46°06'55"E	25.03'
L17	S00°45'45"E	35.00'
L18	S45°32'56"E	14.14'
L19	S42°30'41"W	14.61'
L20	S59°25'13"E	14.39'
L21	N27°59'34"E	14.51'
L22	N53°04'02"E	14.45'
L23	S34°54'06"E	14.33'
L24	S32°41'40"W	14.14'
L25	S75°18'20"E	14.14'
L26	S44°27'04"W	14.14'
L27	N45°32'56"W	14.14'
L28	N44°35'48"W	15.29'
L29	N49°37'32"E	14.29'
L30	N41°50'06"W	14.35'
L31	N44°14'22"E	14.14'
L32	S45°45'38"E	14.14'
L33	S44°14'22"W	14.14'
L34	N42°32'33"W	16.06'
L35	S43°20'20"W	13.80'
L36	N49°24'40"W	13.80'
L37	N30°00'49"E	14.57'
L38	S43°45'57"W	14.14'
L39	N46°14'03"W	14.14'
L40	S45°33'45"E	15.62'
L41	N52°09'47"E	14.14'
L42	S39°05'31"E	13.83'
L43	N43°23'19"W	13.53'
L44	N46°36'41"E	13.53'
L45	N89°14'15"E	35.00'
L46	N44°39'08"E	30.00'
L47	N45°39'04"W	35.55'
L48	N00°45'38"W	100.29'
L49	N89°14'15"E	47.49'
L50	N89°14'15"E	89.39'
L51	N08°28'35"W	80.22'
L52	N17°51'52"W	8.37'
L53	N38°35'33"E	92.74'
L54	S38°35'33"W	108.52'

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	3°46'54"	430.00'	28.38'	N03°07'30"W	28.38'
C2	43°51'56"	70.50'	53.97'	N16°55'01"E	52.67'
C3	10°24'53"	64.50'	11.72'	N33°38'32"E	11.71'
C4	41°39'40"	70.50'	51.26'	N49°15'56"E	50.14'
C5	48°06'30"	70.50'	59.20'	N85°50'59"W	57.47'
C6	8°22'06"	64.50'	9.42'	N65°58'47"W	9.41'
C7	51°21'40"	70.50'	63.20'	N44°29'00"W	61.10'
C8	1°17'01"	769.98'	17.25'	N86°09'46"W	17.25'
C9	11°45'24"	1244.00'	255.26'	S06°25'38"E	254.81'
C10	5°33'09"	600.00'	48.46'	S15°04'55"E	48.44'
C11	30°45'34"	850.00'	348.95'	S85°28'33"W	344.78'
C12	3°39'18"	300.00'	19.14'	S14°07'59"E	19.13'
C13	11°45'24"	922.00'	189.19'	S06°25'38"E	188.86'
C14	3°52'46"	1000.00'	67.71'	S87°30'41"W	67.70'
C15	5°47'47"	400.00'	40.47'	N87°39'03"W	40.45'
C16	9°41'18"	400.00'	67.64'	N00°24'12"E	67.56'
C17	17°36'59"	1000.00'	307.46'	S03°33'39"E	306.25'
C18	4°33'10"	400.00'	31.78'	N88°16'21"W	31.78'
C19	11°45'24"	400.00'	82.08'	S83°34'22"W	81.93'
C20	11°45'24"	600.00'	123.12'	S06°25'38"E	122.90'
C21	21°38'48"	300.00'	113.34'	N01°28'56"W	112.67'
C22	9°44'09"	300.00'	50.98'	N05°37'43"W	50.92'
C23	12°49'22"	600.00'	134.28'	S09°26'51"E	134.00'
C24	18°19'05"	600.00'	191.83'	N79°36'25"E	191.01'
C25	5°42'01"	600.00'	59.69'	S04°05'03"E	59.67'
C26	21°42'44"	300.00'	113.68'	N89°46'14"E	113.01'
C27	18°14'56"	800.00'	254.80'	S88°02'20"W	253.73'
C28	7°55'32"	800.00'	83.00'	S86°47'59"E	82.93'
C29	7°55'25"	600.00'	82.98'	N03°12'05"E	82.91'
C30	11°36'30"	400.00'	81.04'	N06°33'53"W	80.90'
C31	145°06'14"	60.00'	151.95'	N27°12'14"E	114.48'
C32	71°02'50"	50.00'	62.00'	N56°00'30"E	58.10'
C33	75°06'30"	50.00'	65.54'	N63°26'09"W	60.95'
C34	61°51'48"	50.00'	53.99'	N47°00'39"W	51.40'
C35	72°16'02"	50.00'	63.07'	N43°14'42"E	58.97'
C36	66°13'24"	50.00'	57.79'	S38°28'26"E	54.63'
C37	54°13'54"	50.00'	47.33'	S26°34'01"W	45.58'
C38	51°44'04"	50.00'	45.15'	N26°24'58"W	43.63'
C39	10°12'34"	300.00'	53.46'	N04°20'39"E	53.39'
C40	10°12'34"	300.00'	53.46'	S04°20'39"W	53.39'
C41	260°33'35"	60.00'	272.86'	N40°59'51"W	91.55'
C42	3°47'41"	400.00'	26.49'	N01°08'06"E	26.49'
C43	3°47'34"	400.00'	26.48'	S01°08'09"W	26.47'
C44	8°20'49"	244.50'	35.62'	N03°24'47"E	35.59'
C45	10°34'07"	315.50'	58.20'	N04°31'29"E	58.11'
C46	10°34'07"	290.50'	53.59'	S04°31'26"W	53.51'
C47	5°48'48"	285.88'	29.01'	N08°18'43"E	28.99'
C48	83°03'42"	38.88'	56.36'	N35°58'18"E	51.55'
C49	51°54'37"	24.50'	22.20'	N28°59'29"W	21.45'
C50	75°07'47"	52.00'	68.19'	S22°43'30"E	63.40'
C51	117°29'26"	34.11'	69.95'	N44°00'36"W	58.32'
C52	78°13'28"	38.24'	52.21'	S30°39'35"W	48.24'
C53	159°18'46"	19.00'	52.83'	N42°38'28"W	37.38'
C54	26°26'20"	54.52'	25.16'	S77°59'35"E	24.94'



- NOTES:**
- According to Community Panel No. 48085C0115J, dated June 6, 2009 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Collin County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, a portion of this property is within Zone X (unshaded), which is not in 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.
  - See Sheet No. 4 for Lot Area Table.
  - All property corners are 5/8" iron rods with red caps stamped "KHA", unless otherwise noted.
  - Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.
  - All Open Space lots shall be owned and maintained by the Home Owners Association (HOA) and used as landscape and access easements.
  - Fencing on all lots adjacent to open space lots shall be ornamental metal. See PD-115 standards for additional fencing requirements.
  - Selling a portion of this addition by metes and bounds is a violation of town ordinance and state law, and is subject to fines and withholding of utilities and building permits.
  - Single-family district PD-115 standards apply to this subdivision.
  - All mechanical equipment shall be screened in accordance with PD-115 standards.
  - Key lots are indicated on the plan with an \*
  - Total right-of-way dedicated in fee simple to the Town of Prosper: 433,199 Sq Ft / 9,945 Acres
  - The density of this development is 2.45/acre. Total number of residential lots is 140. The gross acreage is 57.072.
  - No homes will have garages with 2 or more doors and/or bays facing the street, which the front elevation of the house is oriented toward unless said garage is located at least 25' behind the front build line.
  - Per Planned Development Exhibit C, Section 1.5.a.F & Section 1.5.b.F, a minimum of twenty-five percent (25%) of Type 9F lots shall have a front porch, respectively.
  - Parking is prohibited within a roundabout. On any approach to a roundabout, driveways, alley connections, and on-street parking shall not be permitted in the crosswalk or along any portion of the street that contains a splitter island. No Parking signage will be determined upon final site design.
  - Private wall maintenance easements shown hereon are for private use and benefit of the respective owners of the lots adjacent to said easements for the purpose of maintaining retaining walls.

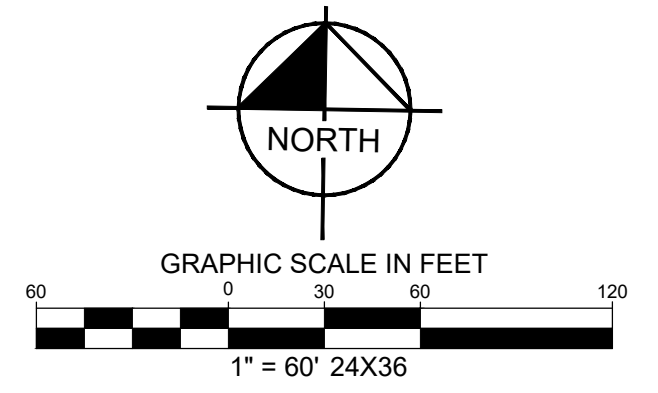
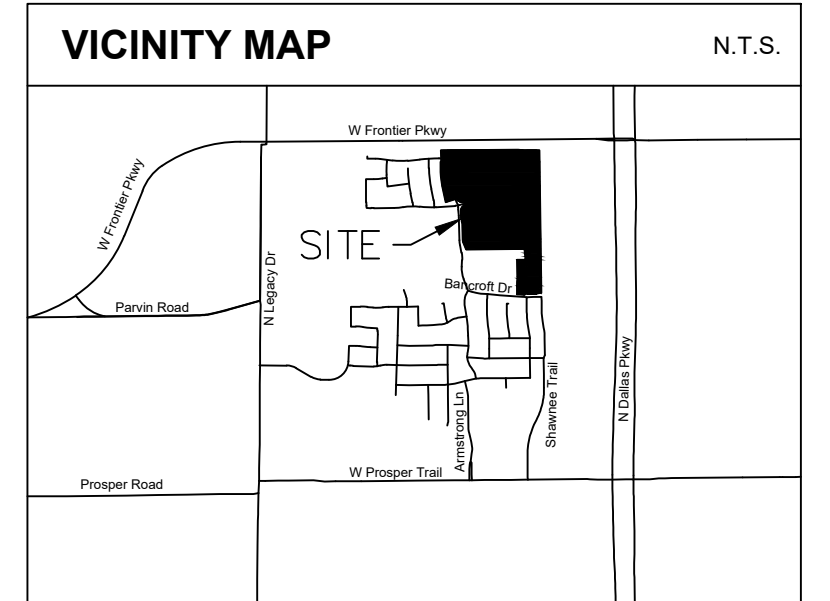
LOT TYPE	TOTAL
STANDARD 9F LOT	67
STANDARD 10F LOT	73
<b>TOTAL RESIDENTIAL LOTS</b>	<b>140</b>
LOT TYPE WITH "FRONT PORCH"	TOTAL
STANDARD 9F LOT	17
STANDARD 10F LOT	7
<b>TOTAL LOTS WITH "FRONT PORCH"</b>	<b>24</b>

**LANDSCAPE EASEMENT**

The undersigned covenants and agrees that the landscape easement and restrictions herein set forth shall run with the land and be binding on the owner(s) of the property in this subdivision, their successors and assigns, and all parties claiming by, through and under them. In the event a Replat is requested on all or part of this property, the Town may require any similar or additional restrictions at its sole discretion. The sole responsibility for maintenance and replacement of landscape materials thereof shall be borne by any 'Homeowners' Association hereafter established for the owners of lots in this subdivision and/or the owner of the individual lots within this subdivision. Such maintenance and replacement shall be in conformance with the requirements, standards, and specifications of the Town of Prosper, as presently in effect or as may be hereafter amended. This provision may be enforced by specific performance or by any other remedy allowed by law. This Landscape Easement shall be void of utilities and other elements unless otherwise approved on the plat.

**DRAINAGE AND 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: All of Lot 1x, Block C, 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 of 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.



**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
CS	CONCRETE MONUMENT SET
IRF	IRON ROD FOUND
IRFC	IRON ROD WITH GAP 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	HOMEOWNERS ASSOCIATION
O.F.	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 DIMENSION ARROW

**FINAL PLAT**  
**LEGACY GARDENS**  
**PHASE 4**  
 PD-115 ZONING  
 57.072 ACRES

140 RESIDENTIAL LOTS  
 BLOCK B: LOTS 9-11, 13-19, 21-73;  
 BLOCK G: LOTS 10-17; 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;

9 OPEN SPACE (HOA) LOTS  
 BLOCK B: LOTS 1X, 2X, 12X, 20X & 74X;  
 BLOCK I: LOT 8X; BLOCK L: LOT 7X;  
 BLOCK M: LOT 7X & 8X;

COLLIN COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 147  
 TOWN OF PROSPER, COLLIN COUNTY, TEXAS  
 PREPARED: 02/02/2026  
 CASE # DEVAPP-25-0055

# 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	Feb. 2026	064529003	4 OF 5

FILED:

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

**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

**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.

OWNERS CERTIFICATE

STATE OF TEXAS §

COUNTY OF COLLIN §

TOWN OF PROSPER §

WHEREAS, TOLL SOUTHWEST LLC, is the sole owner of the following tract of land:

BEING a tract of land situated in the Collin County School Land Survey, Abstract No. 147, Town of Prosper, Collin County, Texas, and being a portion of a called 99.522-acre tract of land described as "Tract 1" conveyed to Toll Southwest LLC, as evidenced by the Special Warranty Deed recorded in Instrument No. 202400009613, Official Public Records of Collin County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8" iron rod with plastic cap stamped "TNP" found for the northwest corner of a called 13.038 acre tract of land described in a deed to Prosper Independent School District, recorded in Instrument No. 20200817001343650, Official Public Records of Collin County, Texas, same being an ell corner of said 99.522-acre tract and being on the easterly line of Legacy Gardens Phase 3, an addition to the Town of Ponder, recorded in Volume \_\_\_\_\_, Page \_\_\_\_\_, Map Records, Collin County, Texas;

THENCE crossing said 99.522-acre tract along the easterly line of said Legacy Gardens Phase 3 the following courses and distances:

North 21°29'58" West, a distance of 133.49 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;

North 06°04'05" West, a distance of 38.92 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;

North 02°15'24" West, a distance of 14.28 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;

North 01°14'03" West, a distance of 239.76 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;

North 18°33'08" West, a distance of 33.59 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;

North 01°14'03" West, a distance of 50.00 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;

North 46°14'03" West, a distance of 14.14 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;

North 01°14'03" West, a distance of 17.26 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found at the beginning of a tangent curve to the left with a radius of 430.00 feet, a central angle of 03°46'54", and a chord bearing and distance of North 03°07'30" West, 28.38 feet;

In a northerly direction, with said tangent curve to the left, an arc distance of 28.38 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;

North 05°00'57" West, a distance of 59.46 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found at the beginning of a tangent curve to the right with a radius of 70.50 feet, a central angle of 43°51'56", and a chord bearing and distance of North 16°55'01" East, 52.67 feet;

In a northerly direction, with said tangent curve to the right, an arc distance of 53.97 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found at the beginning of a reverse curve to the left with a radius of 64.50 feet, a central angle of 10°24'53", and a chord bearing and distance of North 33°38'32" East, 11.71 feet;

In a northerly direction, with said reverse curve to the left, an arc distance of 11.72 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found at the beginning of a reverse curve to the right with a radius of 70.50 feet, a central angle of 41°39'40", and a chord bearing and distance of North 49°15'56" East, 50.14 feet;

In an easterly direction, with said reverse curve to the right, an arc distance of 51.26 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;

North 70°05'46" East, a distance of 10.76 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;

North 19°54'14" West, a distance of 50.00 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found at the beginning of a non-tangent curve to the right with a radius of 70.50 feet, a central angle of 48°06'30", and a chord bearing and distance of North 85°50'59" West, 57.47 feet;

In a westerly direction, with said non-tangent curve to the right, an arc distance of 59.20 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found at the beginning of a reverse curve to the left with a radius of 64.50 feet, a central angle of 08°22'06", and a chord bearing and distance of North 65°58'47" West, 9.41 feet;

In a westerly direction, with said reverse curve to the left, an arc distance of 9.42 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found at the beginning of a reverse curve to the right with a radius of 70.50 feet, a central angle of 51°21'40", and a chord bearing and distance of North 44°29'00" West, 61.10 feet;

In a northerly direction, with said reverse curve to the right, an arc distance of 63.20 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;

North 18°19'50" West, a distance of 7.83 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;

South 72°08'31" West, a distance of 189.12 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;

North 12°18'20" West, a distance of 266.64 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;

North 09°31'09" West, a distance of 74.62 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;

North 06°39'57" West, a distance of 74.61 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;

North 04°01'07" West, a distance of 74.63 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;

North 00°32'56" West, a distance of 160.42 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;

North 89°27'04" East, a distance of 11.39 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;

North 00°32'38" West, a distance of 184.97 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;

North 89°27'29" East, a distance of 1,198.08 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;

South 88°10'09" East, a distance of 39.66 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;

South 83°52'02" East, a distance of 86.01 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;

North 89°27'29" East, a distance of 47.73 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;

North 88°42'03" East, a distance of 124.04 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;

South 85°12'10" East, a distance of 46.72 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;

North 89°14'17" East, a distance of 33.50 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for the easternmost southeast corner of said Legacy Gardens Phase 3, same being on the westerly line of a called 34.557-acre tract of land described in a deed to Urban Heights at Frontier, LLC, recorded in Instrument No. 2022000131196 said Official Records;

THENCE along the common line of said 99.522-acre tract and said Legacy Gardens Phase 2 the following courses and distances:

South 89°14'22" West, a distance of 54.50 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;

North 00°45'38" West, a distance of 110.00 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;

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

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

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

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

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

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

South 46°01'52" West, a distance of 13.69 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found at the beginning of a non-tangent curve to the right with a radius of 769.98 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 westerly direction, with said non-tangent curve to the right, an arc distance of 17.25 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;

North 85°31'16" West, a distance of 103.54 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for the southeast corner of said 13.038-acre tract;

THENCE departing said common line, crossing said 99.522-acre tract and along the easterly and northerly 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-inch 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 northerly direction, with said tangent curve to the right, an arc distance of 120.08 feet to a 5/8-inch 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 northerly direction, with said reverse curve to the left, an arc distance of 23.55 feet to a 5/8-inch 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-inch 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-inch iron rod found for corner;

North 00°45'45" West, a distance of 48.74 feet to a 5/8-inch iron rod found for corner;

North 08°40'57" West, a distance of 59.23 feet to a 5/8-inch iron rod with red 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 northerly direction, with said non-tangent curve to the right, an arc distance of 34.59 feet to a 5/8-inch iron rod found for corner;

North 00°45'45" West, a distance of 32.20 feet to a 5/8-inch iron rod found for corner;

South 89°14'15" West, a distance of 935.01 feet to the POINT OF BEGINNING and containing 2,486,068 square feet or 57.072 acres of land, more or less.

Table with 5 columns: LOT NO., ACRES, SQ. FT., LOT TYPE, PORCH. Contains lot data for blocks B LOT 2X through B LOT 46.

Table with 5 columns: LOT NO., ACRES, SQ. FT., LOT TYPE, PORCH. Contains lot data for blocks B LOT 47 through B LOT 74X.

Table with 5 columns: LOT NO., ACRES, SQ. FT., LOT TYPE, PORCH. Contains lot data for blocks B LOT 75 through B LOT 14.

Table with 5 columns: LOT NO., ACRES, SQ. FT., LOT TYPE, PORCH. Contains lot data for blocks B LOT 15 through B LOT 8X.

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 PHASE 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, does herein 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 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.
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 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 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.
8. The Town of Prosper and public utilities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.
9. All modifications to this document shall be by means of plat and approved by the Town of Prosper.

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, a Delaware limited liability company

Printed Name: Mike Boswell
Title: Manager & Authorized Signatory

STATE OF TEXAS §

COUNTY OF COLLIN §

Before me, the undersigned authority, on this day personally appeared Michael A. Hanschen, 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 \_\_\_\_\_, \_\_\_\_\_.

Michael B. Marx
Registered Professional Land Surveyor No. 5181
Kimley-Horn and Associates, Inc.
6160 Warren Pkwy., Suite 210
Frisco, Texas 75034
Phone 972-335-3580
Fax 972-335-3779

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

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 \_\_\_\_\_, \_\_\_\_\_.

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

FINAL PLAT LEGACY GARDENS PHASE 4

PD-115 ZONING 57.072 ACRES

140 RESIDENTIAL LOTS
BLOCK B: LOTS 9-11, 13-19, 21-73;
BLOCK G: LOTS 10-17; 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;

9 OPEN SPACE (HOA) LOTS
BLOCK B: LOTS 1X, 2X, 12X, 20X & 74X;
BLOCK I: LOT 8X; BLOCK L: LOT 7X;
BLOCK M: LOT 7X & 8X;

COLLIN COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 147
TOWN OF PROSPER, COLLIN COUNTY, TEXAS
PREPARED: 02/02/2026
CASE # DEVAPP-25-0055

Kimley Horn logo

Table with 6 columns: Scale, Drawn by, Checked by, Date, Project No., Sheet No. Values: N/A, GGL, KHA, Feb. 2026, 064529003, 5 OF 5

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

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

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

FILED: