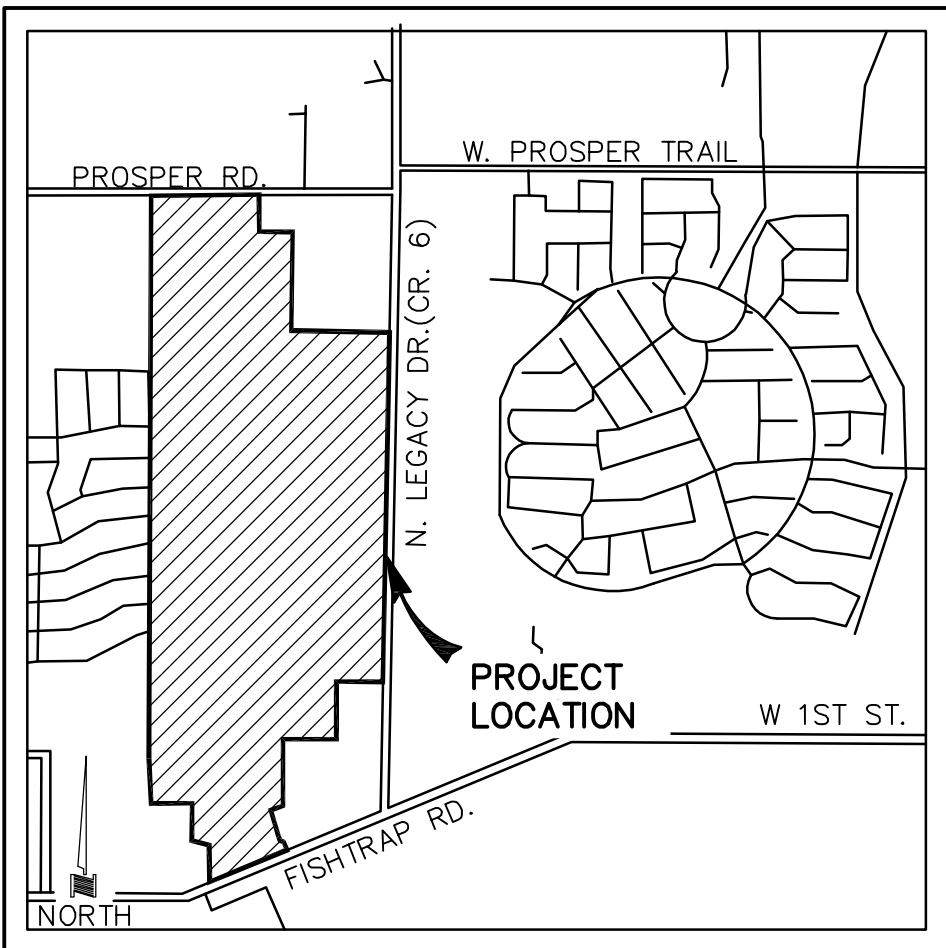
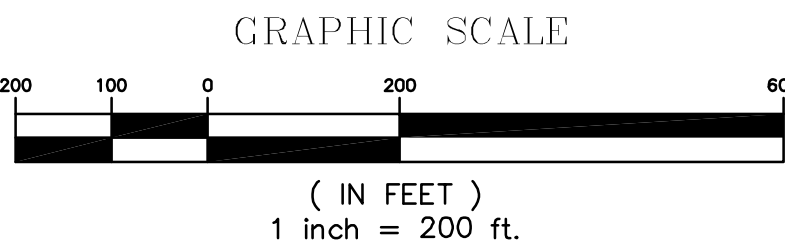


Approved Preliminary Plat  
(D20-0094)  
(sheet 1 only)



- LEGEND**
- BL = BUILDING LINE
  - AUDE = ACCESS, UTILITY AND DRAINAGE EASEMENT
  - SSE = SANITARY SEWER EASEMENT
  - WE = WATER EASEMENT
  - DE = DRAINAGE EASEMENT
  - SWE = SIDEWALK EASEMENT
  - WME = WALL & WALL MAINTENANCE EASEMENT
  - HOA = HOME OWNERS ASSOCIATION
  - IRF = IRON ROD FOUND
  - UE = UTILITY EASEMENT
  - <CM> = CONTROL MONUMENT
  - M.R.C.C.T. = MAP RECORDS, COLLIN COUNTY, TEXAS
  - D.R.C.C.T. = DEED RECORDS, COLLIN COUNTY, TEXAS
  - CCF = COUNTY CLERK'S FILE NUMBER
  - ⊙ = 1/2" IRON ROD FOUND W/YELLOW PLASTIC CAP STAMPED "DAA" UNLESS OTHERWISE NOTED
  - ⊙ = 1/2" IRON ROD SET W/YELLOW PLASTIC CAP STAMPED "DAA"
  - ◇ = DENOTES STREET NAME CHANGE
  - ▼ = DENOTES FRONT OF LOT
  - ✱ = KEY LOT

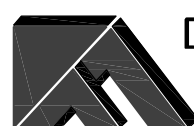
PHASE NO.	TOTAL No. LOTS	LOT TYPE A (55' X 125' TYP.)	LOT TYPE B (65' X 125' TYP.)	LOT TYPE C (76' X 135' TYP.)	LOT TYPE D (86' X 135' TYP.)
10	53	—	53	—	—
11	123	123	—	—	—
12	49	—	—	49	—
13	30	—	—	—	30
14	88	—	—	—	—
15	72	—	72	—	—
16	85	—	85	—	—
17	61	—	—	—	61
18	67	—	—	48	19
<b>TOTAL</b>	<b>628</b>	<b>211</b>	<b>210</b>	<b>97</b>	<b>110</b>

- NOTES:**
- DEVELOPER TO BUILD ALL SIDEWALKS WITHIN HOA LOTS.
  - ALL DEVELOPMENT WILL COMPLY WITH ALL ZONING & SUBDIVISION ORDINANCE REQUIREMENTS.
  - OPEN SPACE & COMMON AREA LOTS SHALL BE DEDICATED AS LANDSCAPING, TRAILS, & PEDESTRIAN ACCESS EASEMENTS TO BE OWNED AND MAINTAINED BY THE HOA.
  - THE THOROUGHFARE ALIGNMENTS SHOWN ON THIS EXHIBIT ARE FOR ILLUSTRATION PURPOSES & DO NOT SET THE ALIGNMENT. THE ALIGNMENT IS DETERMINED AT TIME OF FINAL PLAT.
  - SELLING A PORTION OF THIS MEETS & BOUNDS IS A VIOLATION OF TOWN ORDINANCE & STATE LAW & IS SUBJECT TO A FINE & WITHHOLDING OF UTILITIES & BUILDING PERMITS.
  - PHASING MAY VARY WITH FINAL PLATS AS APPROVED BY THE TOWN OF PROSPER.
  - ALL LANDSCAPE/OPEN SPACE MEDIANS SHALL BE IDENTIFIED WITH "NO PARKING" SIGNS TO BE INSTALLED ALONG THE LANDSCAPE/OPEN SPACE SIDE.
  - BASES OF BEARINGS DERIVED FROM THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD83, TEXAS NORTH CENTRAL ZONE (4202).
  - ALL LOT CORNERS SHALL BE MONUMENTED WITH A 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "DAA" UNLESS OTHERWISE NOTED.
  - "X" CUTS SET IN CONCRETE STREET PAVING AT ALL INTERSECTIONS & POINTS OF CURVATURE.
  - LOTS BACKING UP TO FLOODPLAIN SHALL HAVE A MINIMUM REAR YARD SETBACK OF NO LESS THAN 25' FROM BASE FLOODPLAIN. LOTS SIDING TO THE FLOODPLAIN SHALL HAVE A 15' SIDE SETBACK FROM BASE FLOODPLAIN AREA.
  - ALL LOTS BACKING TO BUTTON BRANCH ARE REQUIRED TO HAVE ORNAMENTAL FENCING. ALL FENCING ADJACENT TO PARKS & COMMON AREA/OPEN SPACE LOTS SHALL BE ORNAMENTAL METAL.
  - AN EROSION HAZARD SETBACK IS REQUIRED FOR ALL LOTS SIDING &/OR BACKING TO FLOODPLAIN.
  - APPROXIMATELY 568 LF OF LOTS (BLOCK W LOT 23 & 24, BLOCK R LOT 40, 41, & 42) BACK TO BUTTON BRANCH. APPROXIMATELY 793 LF OF RIGHT-OF-WAY IS PROPOSED ADJACENT TO BUTTON BRANCH.
  - TRAILS ALONG STREETS SHALL BE INSIDE 25' LANDSCAPE & HIKE & BIKE TRAIL EASEMENT. PUBLIC TRAIL TO BE OWNED & MAINTAINED BY THE TOWN OF PROSPER.
  - LOTS 12X & 17X BLOCK W ARE OPEN SPACE LOTS FOR PUBLIC TRAIL, ACCESS, AND LANDSCAPE PURPOSES. THEY SHALL BE DEDICATED BY THIS PLAT AS A DRAINAGE AND PUBLIC ACCESS EASEMENT, SHALL BE MAINTAINED BY THE HOA.
  - NO LOTS OR RIGHT-OF-WAY TO BE LOCATED IN EROSION HAZARD SETBACK WITHOUT PROPER CREEKBANK STABILIZATION AND IS AT ENGINEERING STAFF'S DISCRETION. FINAL PLATS TO BE DETERMINED AT TIME OF FINAL PLAT.

TOTAL DENSITY: 628 LOTS/176.728 AC  
= 3.55 LOTS/ACRE  
628 LOTS DEVELOPED TO  
PD-66: SINGLE FAMILY - ZONING ORDINANCE NO. 14-31  
D20-0094  
PRELIMINARY PLAT  
STAR TRAIL  
PHASES 10-18  
628 RESIDENTIAL LOTS  
27 - COMMON AREA LOTS  
1 - NEIGHBORHOOD PARK  
1 - COMMUNITY PARK  
242.421 TOTAL GROSS ACRES  
176.728 TOTAL NET ACRES

AN ADDITION TO THE TOWN OF PROSPER  
A 242.421 ACRE TRACT OF LAND OUT OF THE  
J.M. DURRETT SURVEY  
ABSTRACT NO. 350  
LOUISA NEATHERLY SURVEY  
ABSTRACT NO. 962  
IN THE  
TOWN OF PROSPER  
DENTON COUNTY, TEXAS  
DECEMBER 2020 SCALE: 1"=200'

OWNER/DEVELOPER  
BLUE STAR ALLEN LAND, LP.  
8000 WARREN PARKWAY  
BUILDING 1, SUITE 100  
FRISCO, TEXAS 75248  
PH: 972-543-2412  
FAX: 214-387-7781  
CONTACT: SCOTT SHIPP  
PLANNER/ENGINEER/SURVEYOR



DOWDY, ANDERSON & ASSOCIATES, INC.  
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694  
STATE REGISTRATION NUMBER: F-399