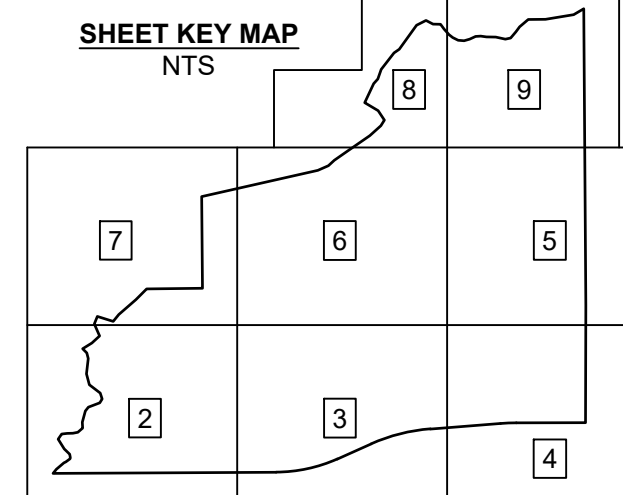


**LEGEND**

D.R.C.C.T.	DEED RECORDS, COLLIN COUNTY, TEXAS
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P.R.C.C.T.	PLAT RECORDS, COLLIN COUNTY, TEXAS
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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
BL	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.
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L.S.E.	LANDSCAPE EASEMENT
HOA	HOMEOWNER'S ASSOCIATION
OF	OPEN FENCE REQUIRED
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S.E.	STREET EASEMENT
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S.W.E.	SIDEWALK EASEMENT
U.E.	UTILITY EASEMENT
W.E.	WATER EASEMENT
WE	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
TYPE 'A'	54
TYPE 'B-2'	211
<b>TOTAL RESIDENTIAL LOTS</b>	<b>265</b>

SEE SHEET 8 FOR LINE/CURVE TABLES

- NOTES:**
- 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.
  - 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 Style "A" standards apply to this subdivision. The property is Tract C / Style "A"
  - The thoroughfares alignment(s) shown on this exhibit are for illustration purposes and do not set the alignment. The alignment is determined at time of final plat.
  - Open fencing is required along all open space lots with trails.
  - Landscape easements shall remain exclusive of all other easement types.
  - According to Map No. 48085C02353 dated June 2, 2009, of the National Flood Insurance Program Map, Flood Insurance Rate Map of Collin County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, this property is located in Zone X (unshaded) and Zone A and is within a special flood hazard area. If this site is 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.
  - Covered drives and Porte-cocheres that are architecturally designed as an integral element of the main structure may extend up to five feet from the established front building line into the front yard area.

**LOT SUMMARY**

- TOTAL OPEN SPACE = 5,274,029.072 SQUARE FEET / 121.042 ACRES
- AVERAGE SINGLE FAMILY LOT SIZE = 24,137.380 / 0.553 ACRES
- DENSITY = 265 DU / 169,481 = 1.56 DU/AC
- DENSITY W/O FLOODPLAIN = 265 DU / 146,464 = 1.81 DU/AC

DEVAPP-24-0125  
**PRELIMINARY PLAT**  
**PROSPER 170**  
**PHASES 1 & 2**  
 PD-90 ZONING  
 169,481 ACRES

265 RESIDENTIAL LOTS  
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SPENCER GRAHAM SURVEY, ABSTRACT NO. 359 AND THE WILLIAM H. THOMPSON SURVEY, ABSTRACT NO. 895  
 TOWN OF PROSPER, COLLIN COUNTY, TEXAS  
 PREPARED: 03/04/2025

**Kimley»Horn**

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

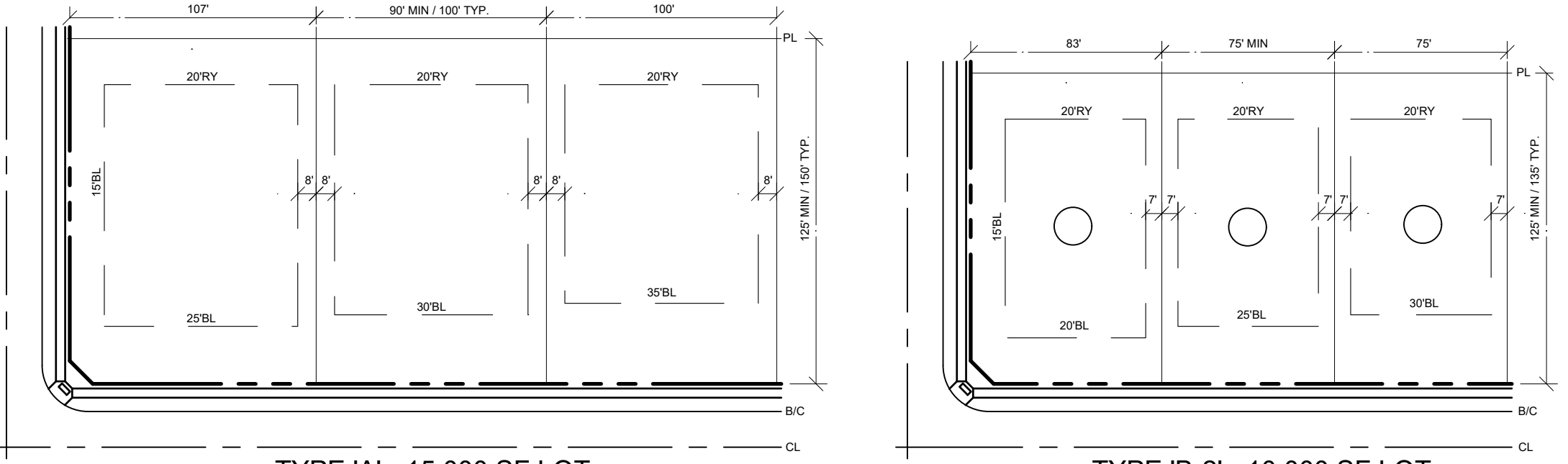
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 200'	JMH/MBM	KHA	March 2025	064626700	1 OF 10

FILED:

**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.

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 Contact: Michael Carlisle, PE

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 Frisco, TX 76033  
 Phone: 732-325-8488  
 Contact: Vamsi Kota



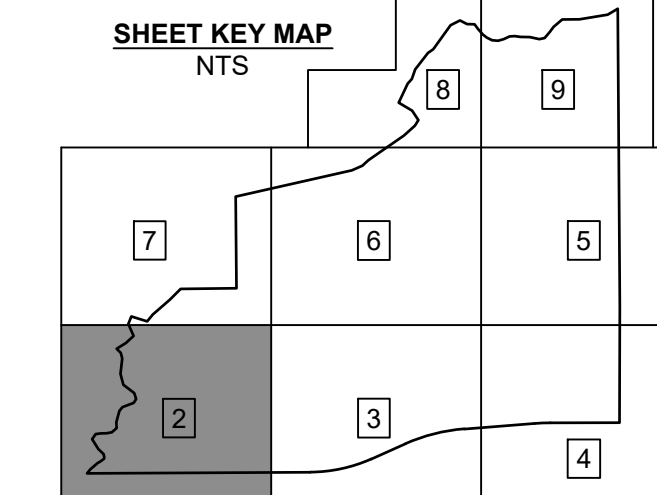
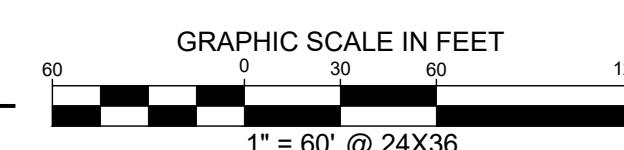
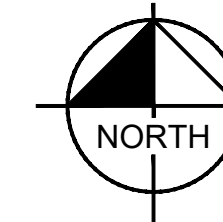
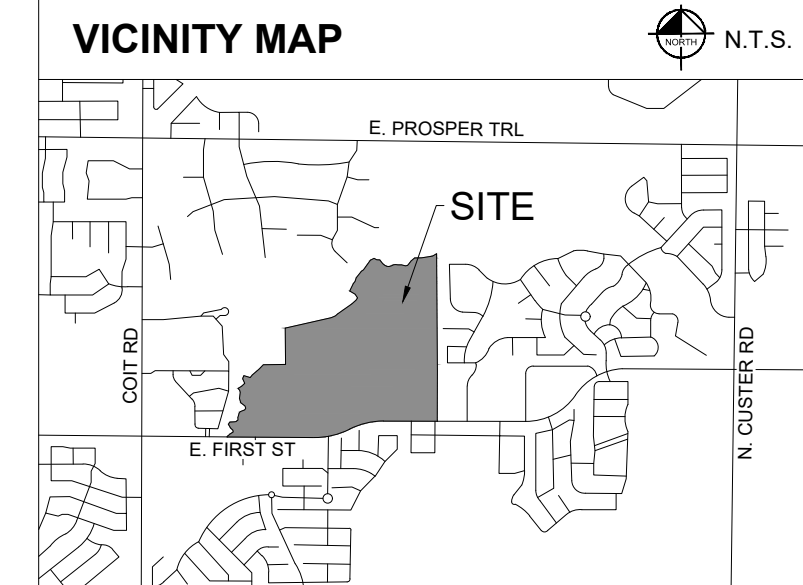
TYPE 'A' - 15,000 SF LOT

TYPE 'B-2' - 10,000 SF LOT

- LOTS AT THE TERMINUS OF A CUL-DE-SAC OR ALONG STREET ELBOWS: EYEBROWS MAY REDUCE THE MINIMUM WIDTH BY 10 FEET AS MEASURED ALONG THE ARC AT THE FRONT BUILDING LINE, PROVIDED ALL OTHER REQUIREMENTS OF THIS SECTION ARE FULFILLED

DWG NAME: KCFM\_SURVEY\064626700-PROSPER170-PP-VB26-LDWG PLOTTED BY: SKEETERE, CDDY 3/4/2025 1:34 PM LAST SAVED: 3/4/2025 1:47 PM





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SEE SHEET 1 FOR DETAILS & GENERAL NOTES

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**PRELIMINARY PLAT  
PROSPER 170  
PHASES 1 & 2**

PD-90 ZONING  
169.481 ACRES

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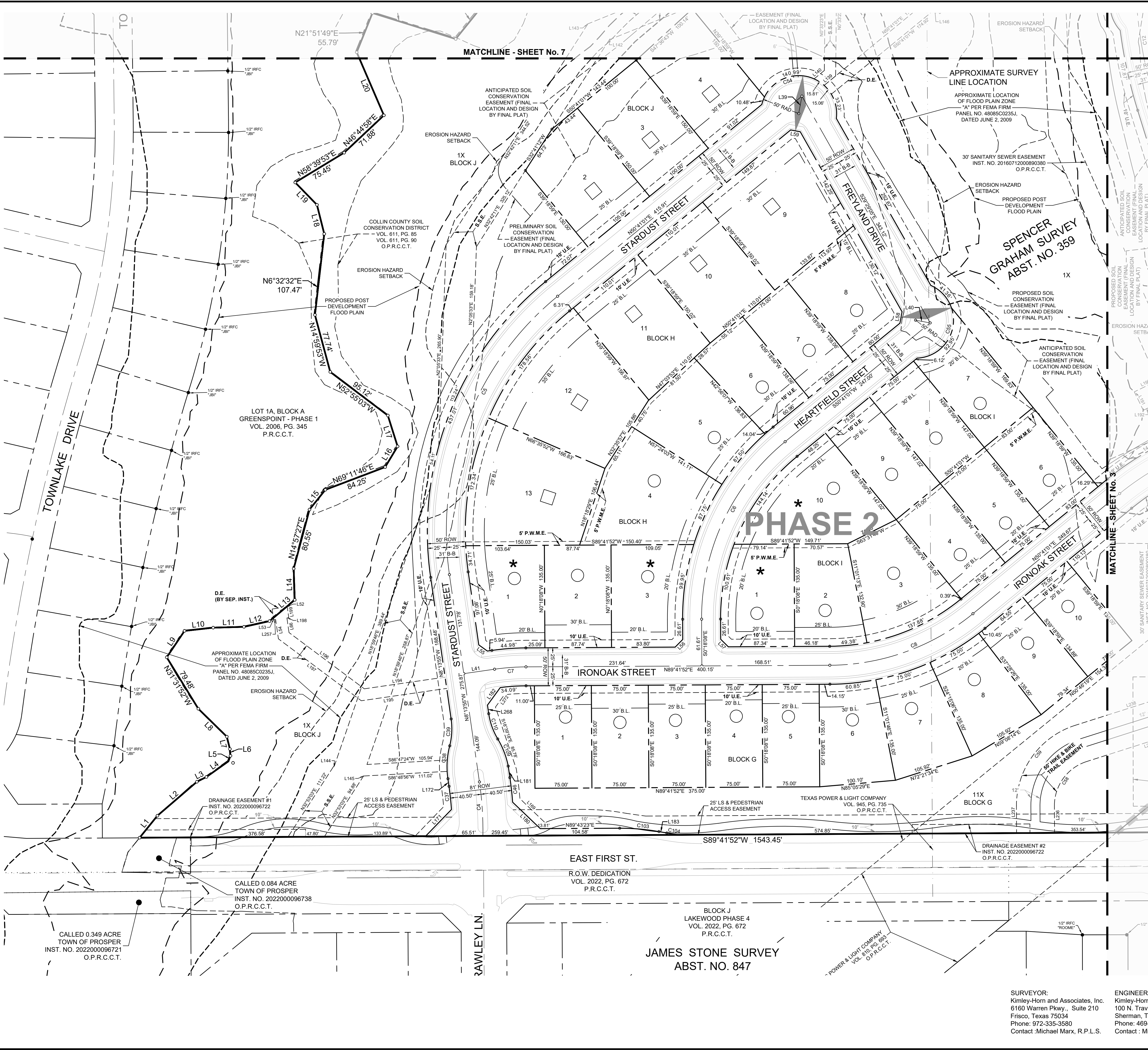
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TOWN OF PROSPER, COLLIN COUNTY, TEXAS  
PREPARED: 03/04/2025

**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'	JMH/MBM	KHA	March 2025	064626700	2 OF 10

FILED:



BLOCK J  
LAKEWOOD PHASE 4  
VOL. 2022, PG. 672  
P.R.C.C.T.  
**JAMES STONE SURVEY  
ABST. NO. 847**

**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.

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Contact: Michael Carlisle, PE

**OWNER:**  
170 First Street Prosper LLC  
12400 Preston Rd., Ste 100  
Frisco, TX 75033  
Phone: 732-325-8488  
Contact: Vamsi Kota

CALLLED 0.349 ACRE  
TOWN OF PROSPER  
INST. NO. 2022000096721  
O.P.R.C.C.T.

DRAINAGE EASEMENT #1  
INST. NO. 2022000096722  
O.P.R.C.C.T.

APPROXIMATE LOCATION  
OF FLOOD PLAIN ZONE  
"A" PER FEMA FIRM  
PANEL NO. 48085C0235J,  
DATED JUNE 2, 2009

D.E.  
(BY SEP. INST.)

LOT 1A, BLOCK A  
GREENSPPOINT - PHASE 1  
VOL. 2006, PG. 345  
P.R.C.C.T.

RAWLEY LN.

EAST FIRST ST.

R.O.W. DEDICATION  
VOL. 2022, PG. 672  
P.R.C.C.T.

POWER & LIGHT COMPANY  
VOL. 815 PG. 686  
O.P.R.C.C.T.

TEXAS POWER & LIGHT COMPANY  
VOL. 945, PG. 735  
O.P.R.C.C.T.

DRAINAGE EASEMENT #2  
INST. NO. 2022000096722  
O.P.R.C.C.T.

11X  
BLOCK G

IRONOAK STREET

**PHASE 2**

HEARTFIELD STREET

STARJUST STREET

BLOCK J

MATCHLINE - SHEET No. 7

APPROXIMATE SURVEY  
LINE LOCATION

APPROXIMATE LOCATION  
OF FLOOD PLAIN ZONE  
"A" PER FEMA FIRM  
PANEL NO. 48085C0235J,  
DATED JUNE 2, 2009

SPENCER  
GRAHAM SURVEY  
ABST. NO. 359

MATCHLINE - SHEET No. 3

30' SANITARY SEWER EASEMENT  
INST. NO. 20160712000890380  
O.P.R.C.C.T.

30' SANITARY SEWER EASEMENT  
INST. NO. 20160712000890380  
O.P.R.C.C.T.

EASEMENT (FINAL  
LOCATION AND DESIGN  
BY FINAL PLAT)

ANTICIPATED SOIL  
CONSERVATION  
EASEMENT (FINAL  
LOCATION AND DESIGN  
BY FINAL PLAT)

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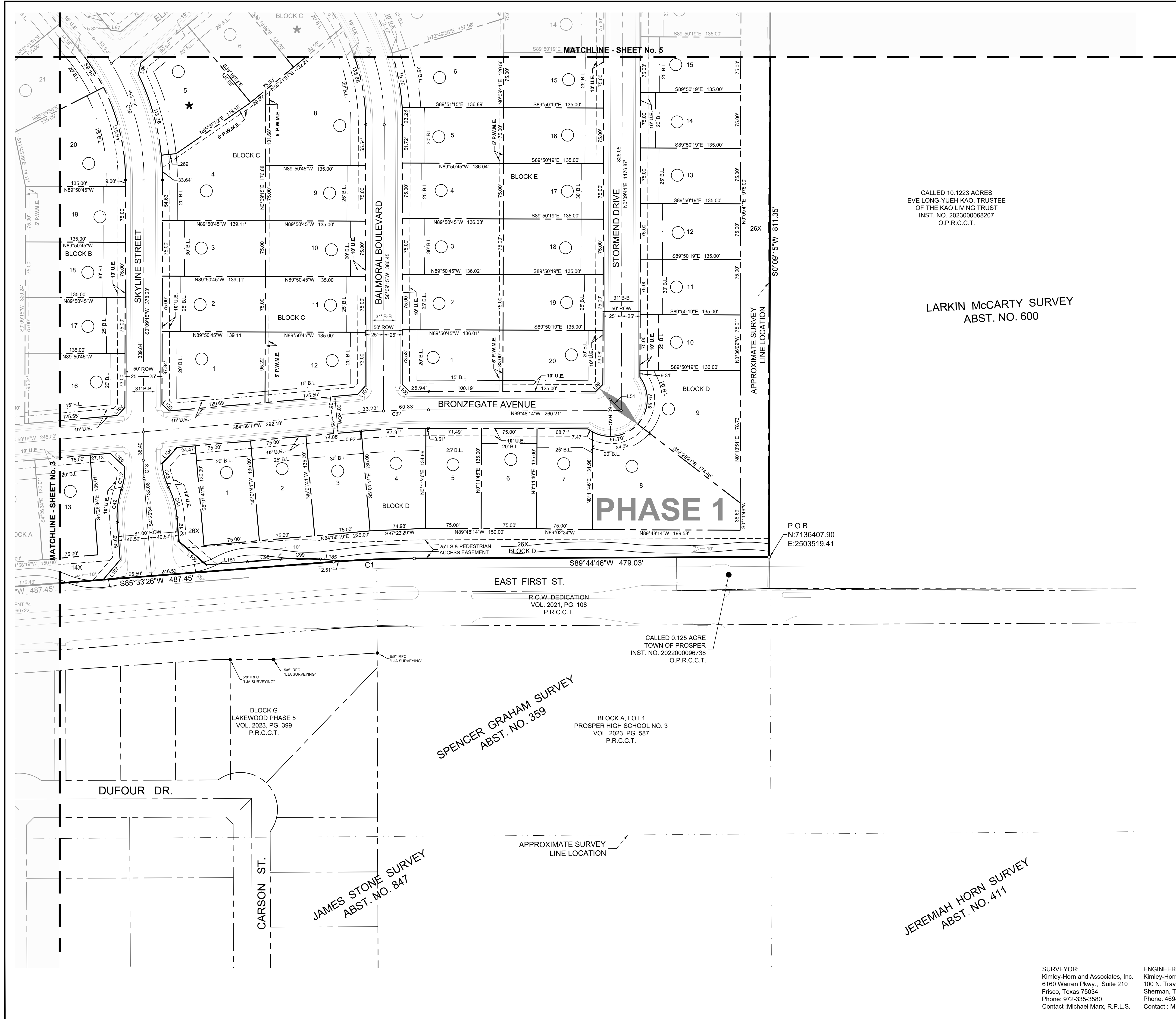
ANTICIPATED SOIL  
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CALLED 10.1223 ACRES  
 EVE LONG-YUEH KAO, TRUSTEE  
 OF THE KAO LIVING TRUST  
 INST. NO. 202300068207  
 O.P.R.C.C.T.

LARKIN McCARTY SURVEY  
 ABST. NO. 600

P.O.B.  
 N:7136407.90  
 E:2503519.41

CALLED 0.125 ACRE  
 TOWN OF PROSPER  
 INST. NO. 2022000096738  
 O.P.R.C.C.T.

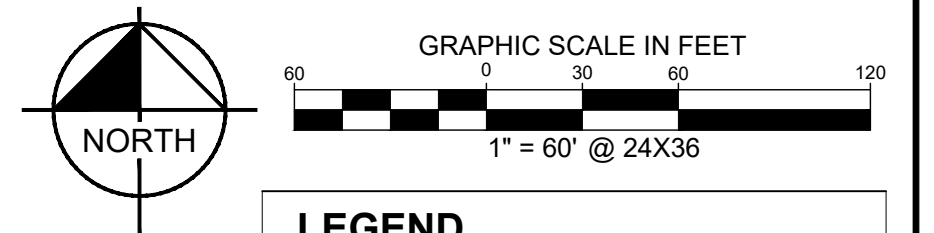
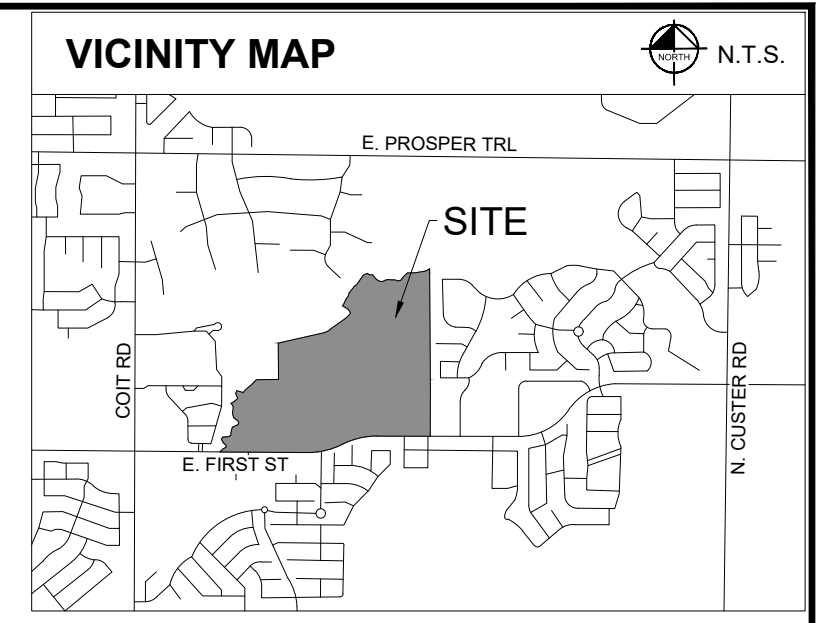
SPENCER GRAHAM SURVEY  
 ABST. NO. 359

BLOCK A, LOT 1  
 PROSPER HIGH SCHOOL NO. 3  
 VOL. 2023, PG. 587  
 P.R.C.C.T.

BLOCK G  
 LAKEWOOD PHASE 5  
 VOL. 2023, PG. 399  
 P.R.C.C.T.

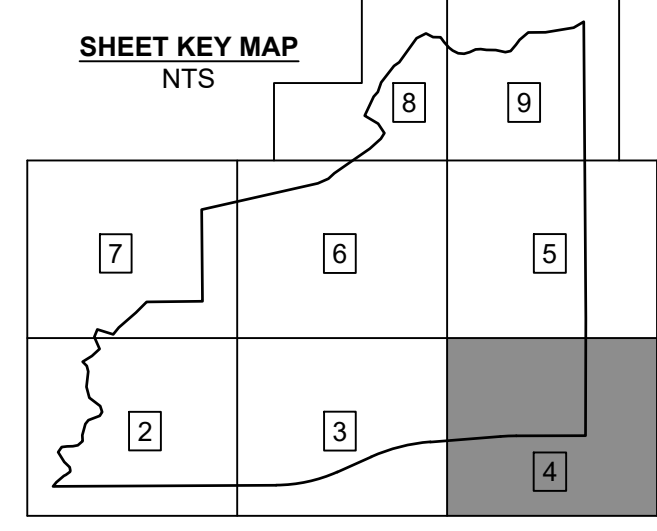
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 ABST. NO. 411



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SEE SHEET 1 FOR DETAILS & GENERAL NOTES

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DEVAPP-24-0125  
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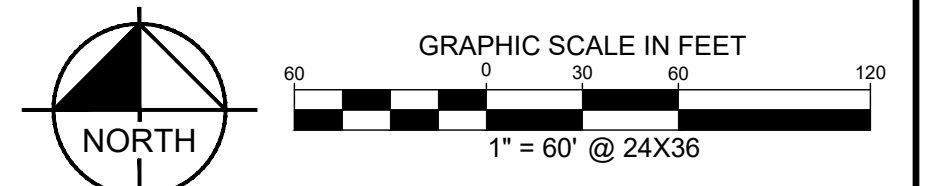
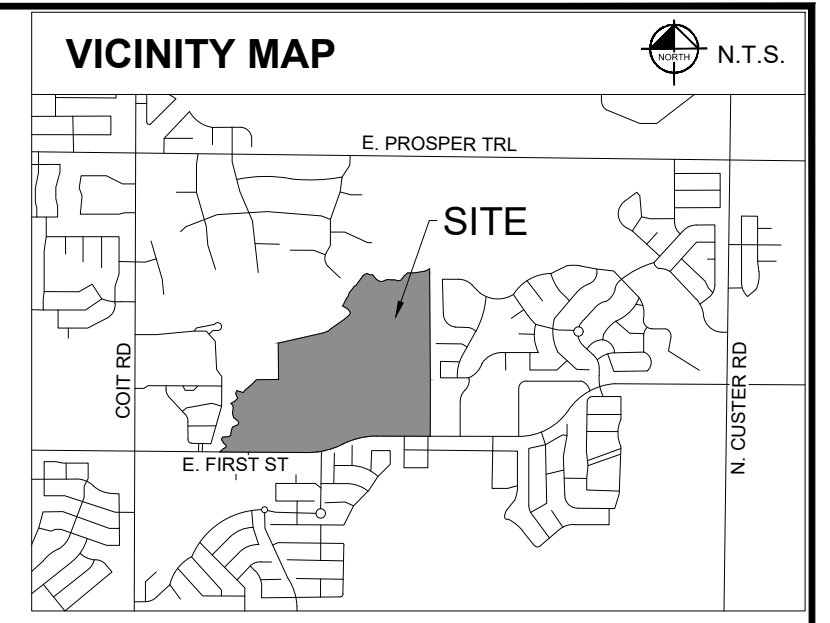
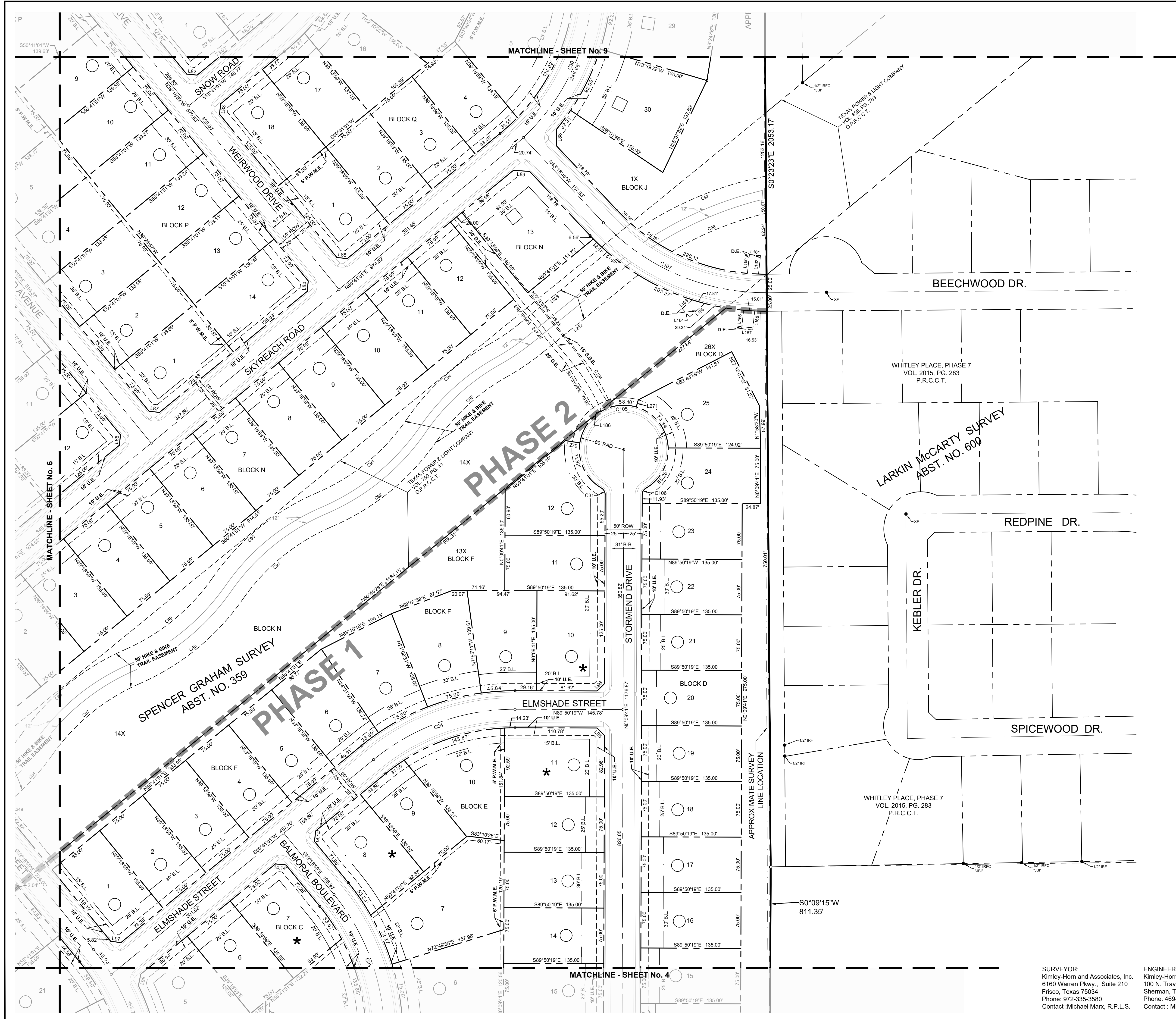
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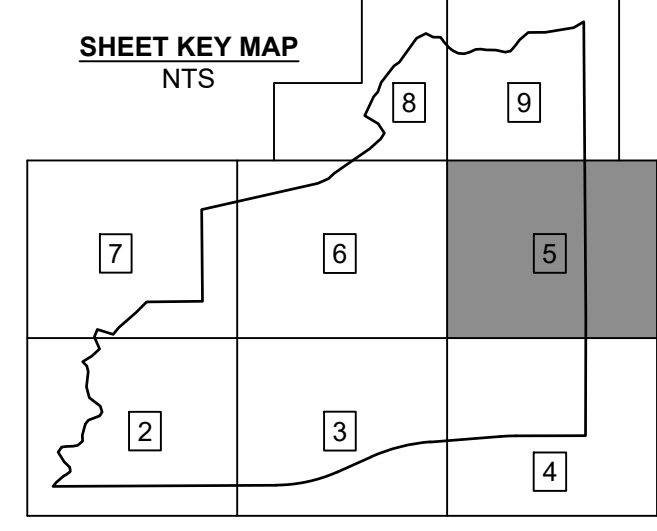
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DWG NAME: KCFM\_SURVEY\_064626700-PROSPER170-PP-VB02-LDWG PLOTTED BY: SKEETERB, CDDT 3/4/2025 1:34 PM LAST SAVED 3/4/2025 1:47 PM



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 BLOCK J: LOTS 2-30; BLOCK K: LOTS 1-14; BLOCK L: LOTS 1-18;  
 BLOCK N: LOTS 1-13; BLOCK O: LOTS 1-12; BLOCK P: LOTS 1-14;  
 BLOCK Q: LOTS 1-18; BLOCK R: LOTS 1-9;

9 OPEN SPACE (HOA) LOTS  
 BLOCK A: LOT 14X; BLOCK B: LOT 23X;  
 BLOCK D: LOT 26X; BLOCK F: LOT 13X; BLOCK G: LOTS 11X-12X;  
 BLOCK J: LOT 1X; BLOCK K: LOT 15X; BLOCK L: LOT 14X

SPENCER GRAHAM SURVEY, ABSTRACT NO. 359 AND THE WILLIAM H. THOMPSON SURVEY, ABSTRACT NO. 895  
 TOWN OF PROSPER, COLLIN COUNTY, TEXAS  
 PREPARED: 03/04/2025

# 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'	JMH/MBM	KHA	March 2025	064626700	5 OF 10

FILED:

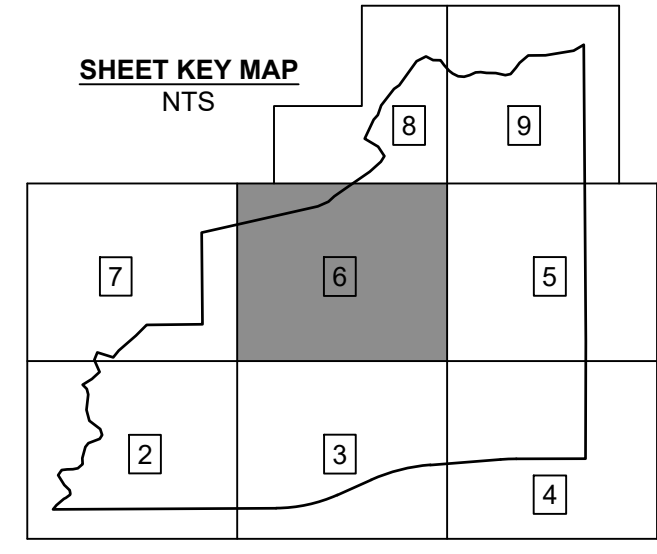
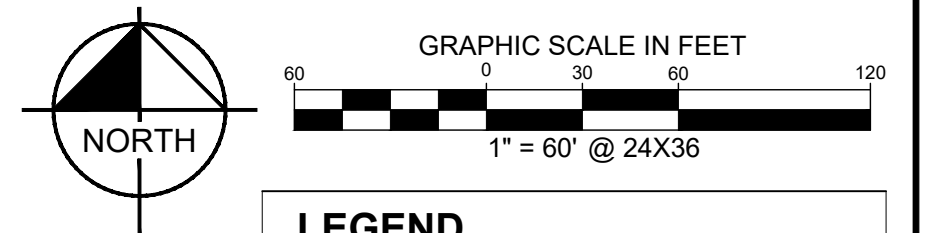
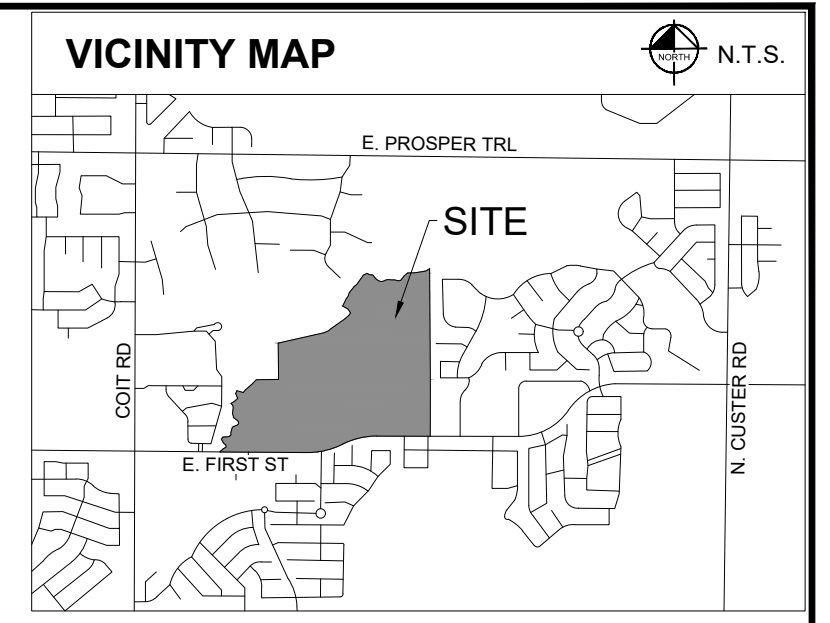
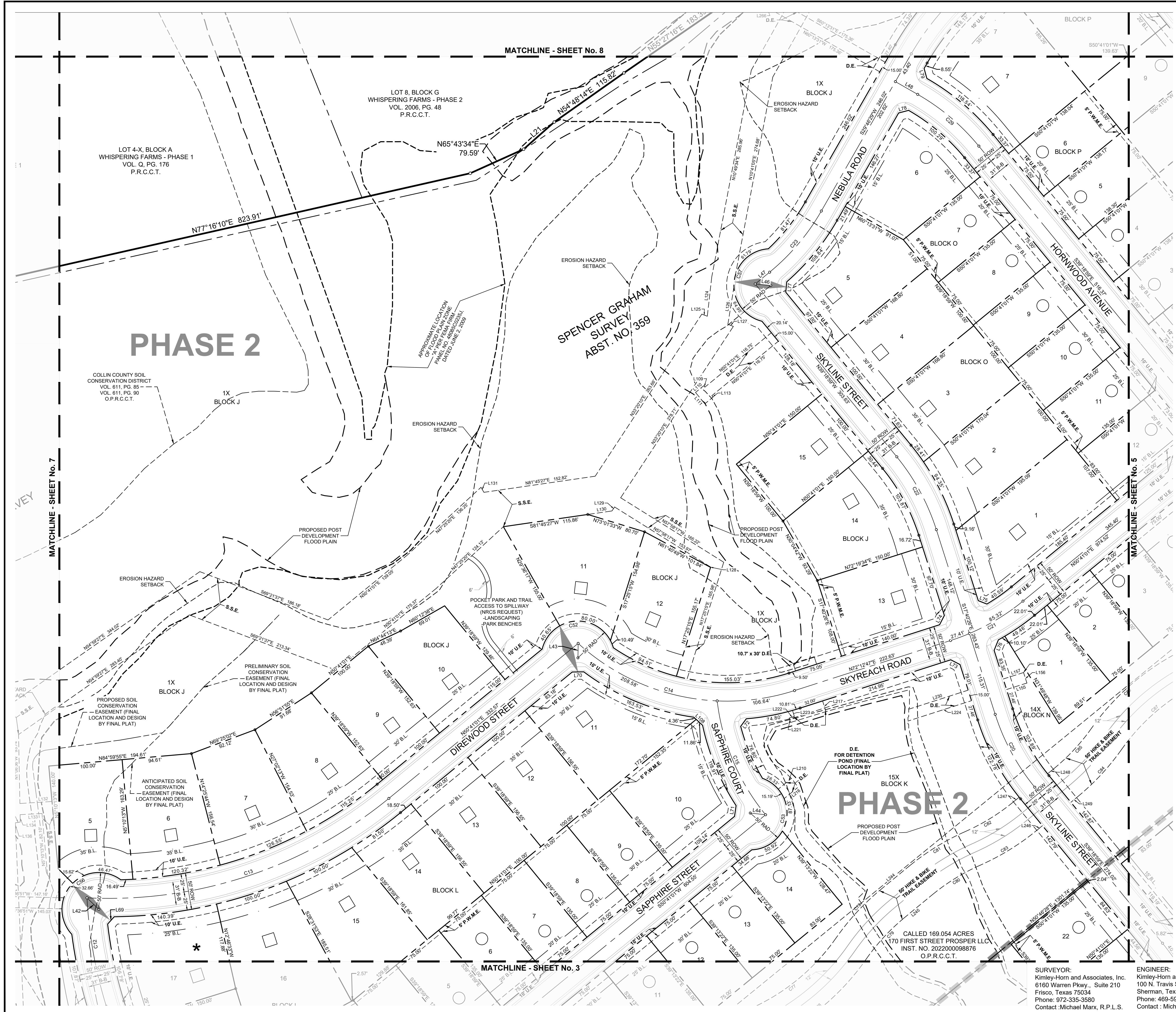
**SURVEYOR:**  
 Kimley-Horn and Associates, Inc.  
 6160 Warren Pkwy., Suite 210  
 Frisco, Texas 75034  
 Phone: 972-335-3580  
 Contact: Michael Marx, R.P.L.S.

**ENGINEER:**  
 Kimley-Horn and Associates, Inc.  
 100 N. Travis St., Suite 500  
 Sherman, Texas 75090  
 Phone: 469-598-0426  
 Contact: Michael Carlisle, PE

**OWNER:**  
 170 First Street Prosper LLC  
 12400 Preston Rd., Ste 100  
 Frisco, TX 76033  
 Phone: 732-325-8488  
 Contact: Vamsi Kota

DWG NAME: KCPM\_SURVEY\_064626700-PROSPER170-PHASES1&2.DWG PLOTTED BY: SHEETTERS, CDDT 3/4/2025 1:58 PM LAST SAVED: 3/4/2025 1:47 PM





**LEGEND**

D.R.C.C.T. DEED RECORDS, TEXAS  
 COLLIN COUNTY, TEXAS  
 O.P.R.C.C.T. OFFICIAL RECORDS, TEXAS  
 COLLIN COUNTY, TEXAS  
 P.R.C.C.T. PLAT RECORDS, TEXAS  
 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

**LINE TYPE LEGEND**

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

SEE SHEET 1 FOR DETAILS & GENERAL NOTES

SEE SHEET 8 FOR LINE/CURVE TABLES

DEVAPP-24-0125  
**PRELIMINARY PLAT**  
**PROSPER 170**  
**PHASES 1 & 2**  
 PD-90 ZONING  
 169.481 ACRES

265 RESIDENTIAL LOTS  
 BLOCK A: LOTS 1-13; BLOCK B: LOTS 1-22; BLOCK C: LOTS 1-12;  
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SPENCER GRAHAM SURVEY, ABSTRACT NO. 359 AND THE WILLIAM H. THOMPSON SURVEY, ABSTRACT NO. 895  
 TOWN OF PROSPER, COLLIN COUNTY, TEXAS  
 PREPARED: 03/04/2025

**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'	JMH/MBM	KHA	March 2025	064626700	6 OF 10

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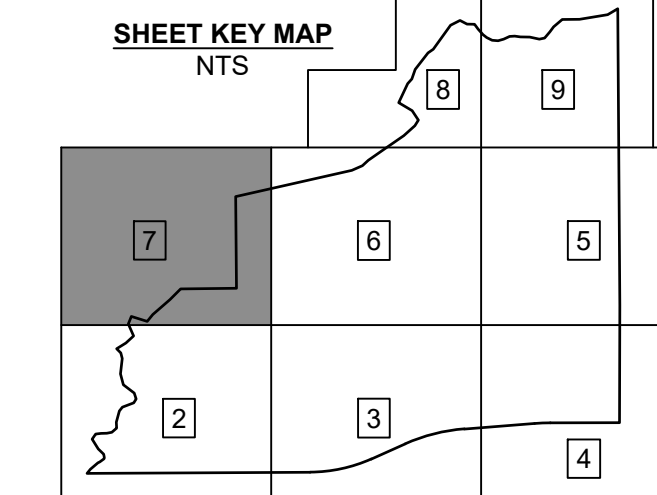
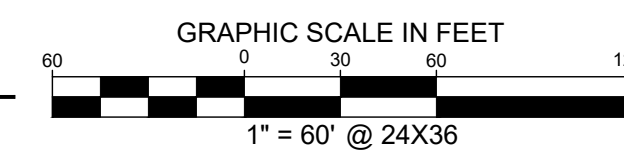
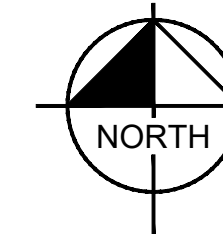
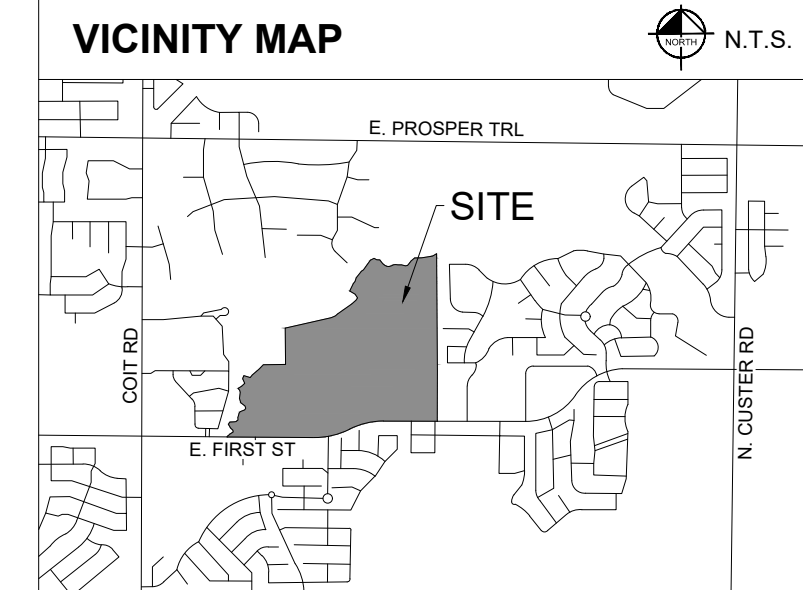
SURVEYOR:  
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 6160 Warren Pkwy., Suite 210  
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 Phone: 469-598-0426  
 Contact: Michael Carlisle, PE

OWNER:  
 170 First Street Prosper LLC  
 12400 Preston Rd., Ste 100  
 Frisco, TX 75033  
 Phone: 732-325-8488  
 Contact: Vamsi Kota

CALLED 169.054 ACRES  
 170 FIRST STREET PROSPER LLC  
 INST. NO. 202200098876  
 O.P.R.C.C.T.

DWG NAME: KCFM\_SURVEY\_170PROSPER170.PLOT; PLOTTER: HP-VEBA2; DWG PLOTTED BY: SKEETERS; CDDT: 24/02/25 1:58 PM; LAST SAVED: 24/02/25 1:47 PM



**LEGEND**

D.R.C.C.T.	DEED RECORDS, COLLIN COUNTY, TEXAS
O.P.R.C.C.T.	OFFICIAL RECORDS, COLLIN COUNTY, TEXAS
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MNS	MAG NAIL SET
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XS	"X" CUT SET
A.E.	ACCESS EASEMENT
A.U.E.	ACCESS & UTILITY EASEMENT
BL	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.
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HOA	HOMEOWNER'S ASSOCIATION OF
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
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SPENCER GRAHAM SURVEY, ABSTRACT NO. 359 AND THE WILLIAM H. THOMPSON SURVEY, ABSTRACT NO. 895  
TOWN OF PROSPER, COLLIN COUNTY, TEXAS  
PREPARED: 03/04/2025

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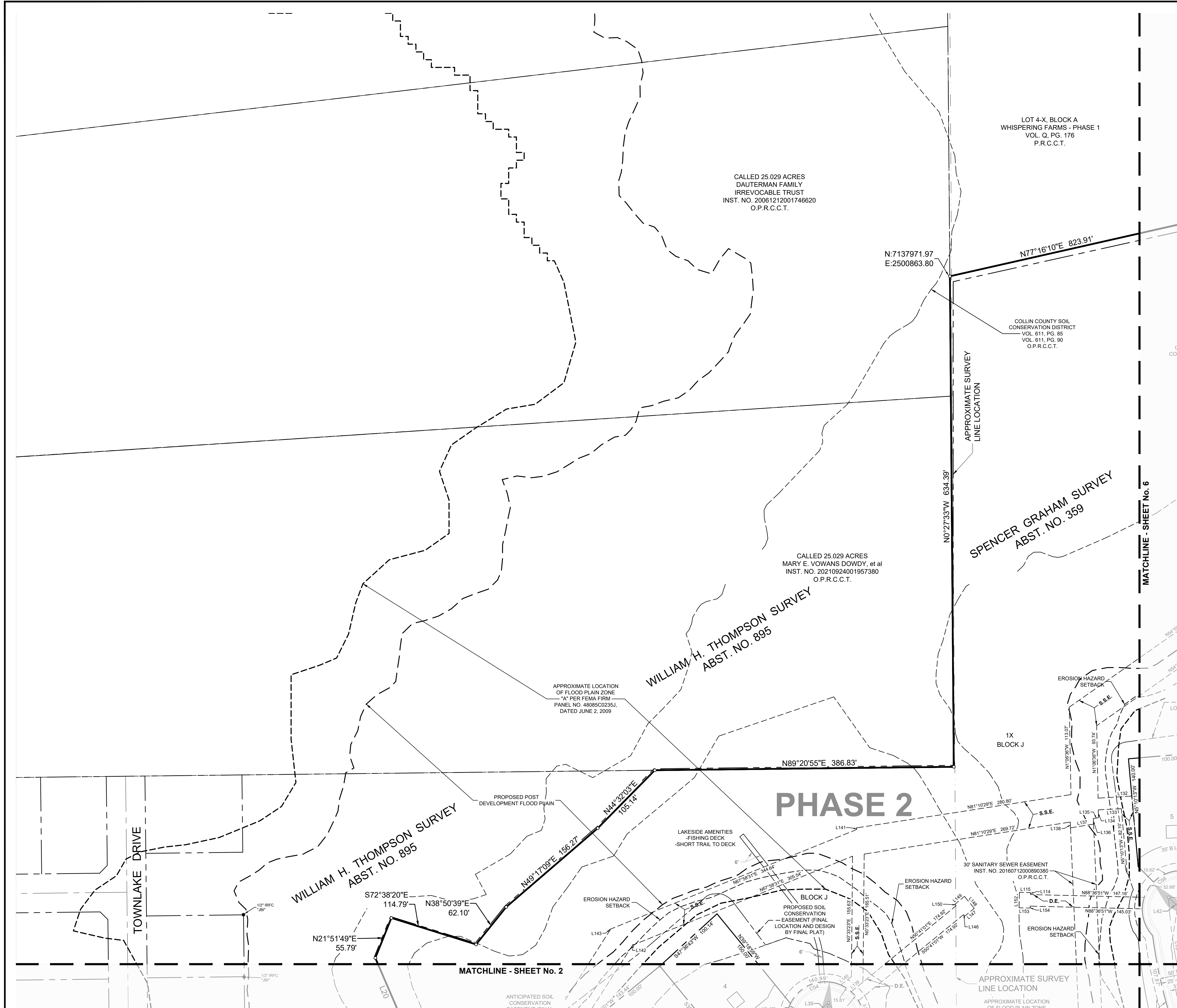
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	JMH/MBM	KHA	March 2025	064626700	7 OF 10

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**SURVEYOR:**  
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6160 Warren Pkwy., Suite 210  
Frisco, Texas 75034  
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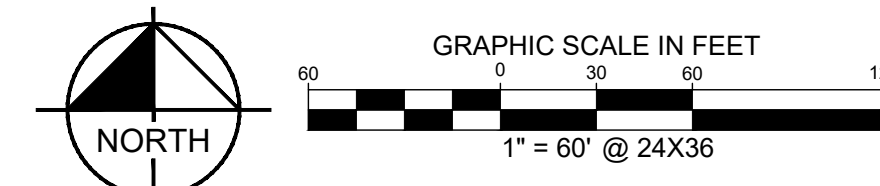
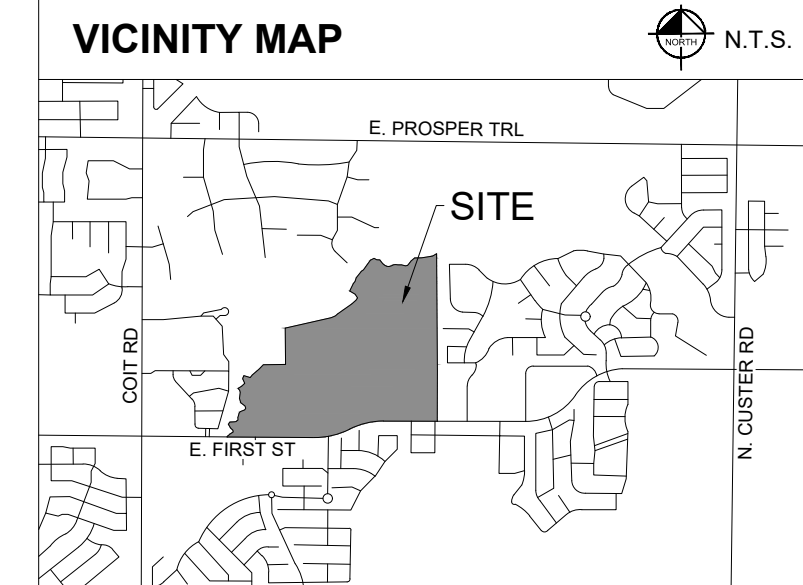
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LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	N38°57'09"E	37.25	L53	N08°13'55"W	2.82	L105	N47°20'48"W	26.93	L157	N72°19'34"E	29.07	L211	S17°47'13"E	6.27
L2	N49°18'27"E	68.56	L54	S08°13'55"E	25.59	L106	S49°31'07"E	48.66	L158	N85°27'37"E	15.45	L222	S73°16'03"W	7.34
L3	N63°14'58"E	14.03	L55	S04°06'23"E	13.93	L107	N40°33'26"E	35.36	L159	N50°20'05"W	13.26	L223	S16°43'57"E	8.59
L4	N54°30'48"E	35.56	L56	N44°41'52"E	14.14	L108	S47°05'47"E	16.22	L160	N05°57'13"E	25.64	L224	N72°12'47"E	90.88
L5	N20°58'46"E	7.72	L57	S45°18'08"E	14.14	L109	N39°18'59"W	2.50	L161	S84°02'47"E	15.00	L230	S72°12'47"W	84.81
L6	N04°51'12"W	9.02	L58	N10°35'08"E	15.30	L110	S50°41'01"W	14.42	L162	S05°57'13"W	24.99	L239	S00°18'14"E	35.96
L7	N14°01'16"W	16.71	L59	N79°24'02"W	12.88	L111	S39°18'59"W	20.00	L163	N48°43'38"E	17.85	L237	N00°18'14"W	35.96
L8	N45°34'28"W	52.59	L60	N27°43'07"E	14.14	L112	N75°41'30"E	31.81	L164	N41°16'34"W	15.00	L238	N72°20'12"E	149.62
L9	N33°54'35"E	42.00	L61	N65°47'22"W	14.86	L113	N39°18'59"W	2.50	L165	S48°43'26"W	27.44	L239	S72°20'12"W	149.62
L10	N83°38'30"E	37.90	L62	N35°20'23"E	34.42	L114	N01°23'09"E	2.50	L166	S05°57'13"W	25.23	L240	S50°31'24"W	35.20
L11	N88°27'33"E	40.60	L63	S57°32'15"E	48.03	L115	N88°36'51"W	14.42	L167	S84°02'47"E	15.00	L241	N50°31'24"E	35.26
L12	N77°19'13"E	34.52	L64	S25°10'50"E	21.80	L116	N50°20'05"W	33.82	L168	N05°57'13"E	25.78	L242	N50°31'24"E	59.40
L13	N49°57'03"E	43.39	L65	S69°25'37"E	14.80	L117	N24°12'30"W	2.63	L169	S46°19'05"E	59.96	L243	S50°31'24"W	59.47
L14	N01°54'50"W	41.20	L66	S08°13'55"E	19.37	L118	S24°12'30"E	2.63	L171	N44°06'17"E	46.98	L244	N50°31'24"E	50.04
L15	N38°42'48"E	33.38	L67	S27°43'07"W	14.14	L119	S98°27'45"E	10.63	L172	N08°13'55"W	10.19	L245	S50°31'24"W	49.97
L16	N31°01'31"E	31.79	L68	S62°16'53"E	14.14	L120	N06°27'45"W	6.87	L173	N89°36'32"E	2.50	L246	S50°31'24"W	10.00
L17	N17°28'34"W	42.69	L69	S41°50'07"W	13.39	L121	N18°51'18"E	0.91	L174	N00°23'28"W	19.22	L247	N50°31'24"E	10.11
L18	N14°06'18"W	39.45	L70	S89°11'15"W	15.65	L122	S84°10'18"E	7.24	L175	S89°36'32"W	20.00	L248	N50°31'24"E	11.24
L19	N44°13'58"W	41.05	L71	N08°19'49"E	14.78	L123	N30°13'40"W	2.13	L176	S00°23'28"E	12.92	L249	S50°31'24"E	11.35
L20	N23°19'33"W	90.43	L72	S36°17'20"W	12.86	L124	N06°28'08"E	53.85	L177	N89°36'32"E	2.50	L250	S50°31'24"E	167.11
L21	N48°27'48"E	55.61	L73	N62°43'37"E	14.13	L125	S68°42'37"E	8.01	L178	N00°23'28"W	47.60	L253	N50°31'24"E	154.20
L22	N31°33'40"E	45.80	L74	N27°16'11"E	14.16	L126	N09°11'59"E	14.16	L179	N89°36'32"E	7.59	L257	N81°46'59"E	2.50
L23	N41°12'36"E	42.81	L75	S68°44'46"E	12.57	L127	N68°42'37"W	8.01	L180	S46°19'05"E	50.40	L258	N00°23'28"E	19.67
L24	N54°40'08"E	44.38	L76	S22°11'47"W	15.35	L128	N17°29'15"E	0.40	L181	S08°13'55"E	15.19	L259	S89°36'32"W	30.00
L25	S62°32'20"E	54.74	L77	S05°15'51"W	14.25	L129	N33°20'10"E	6.47	L182	S36°03'53"W	26.56	L260	S00°23'28"E	19.67
L26	S88°38'43"E	52.59	L78	S75°11'51"W	14.04	L130	N81°45'27"E	33.21	L183	S79°59'05"E	10.57	L261	S00°23'28"E	41.47
L27	S35°42'55"E	41.52	L79	S15°39'37"E	14.03	L131	S29°38'17"E	7.88	L184	N85°34'20"E	55.54	L262	S29°46'29"W	2.50
L28	S41°56'16"E	51.61	L80	N86°40'09"W	14.81	L132	S86°22'13"W	43.72	L185	S84°52'09"E	30.34	L263	S69°13'31"E	14.42
L29	S52°17'28"E	32.22	L81	S01°13'33"E	14.16	L133	S86°54'01"W	24.79	L186	N39°13'32"W	0.78	L264	N29°46'29"E	20.00
L30	S62°36'43"E	42.71	L82	S84°18'59"E	14.14	L134	N01°06'26"W	10.09	L187	N25°58'45"W	51.17	L265	N00°13'31"W	14.42
L31	S85°14'05"E	40.58	L83	S05°41'01"W	14.14	L135	N81°10'22"E	6.76	L188	N64°01'15"E	10.38	L266	S29°46'29"W	2.50
L32	N73°04'05"E	40.50	L84	N05°41'01"E	14.14	L136	S02°28'43"E	7.23	L189	N25°58'45"W	27.00	L267	N17°23'12"W	4.69
L33	N64°49'08"E	44.97	L85	S84°18'59"E	14.14	L137	N80°39'02"E	30.22	L190	S64°01'15"W	35.77	L268	S08°22'58"E	11.35
L34	N87°47'22"E	36.01	L86	N05°41'01"E	14.14	L138	S02°28'43"E	7.51	L191	S25°58'45"E	27.00	L269	N84°13'24"E	20.00
L35	S81°47'12"E	40.19	L87	S84°18'59"E	14.14	L139	N50°41'01"E	19.64	L192	N64°01'15"E	10.38	L270	N81°15'25"W	19.77
L36	N78°23'45"E	37.06	L88	S01°08'42"E	22.25	L140	N50°41'01"E	17.41	L193	S25°58'45"E	50.64	L271	S18°15'25"W	10.00
L37	N39°45'04"E	56.28	L89	N86°17'05"W	21.93	L141	N08°49'31"W	2.09	L194	S81°46'05"W	107.46	L272	S36°03'53"W	20.12
L38	N36°59'01"E	43.43	L90	S37°52'04"W	16.11	L142	S57°17'49"E	0.87	L195	N81°46'05"E	113.87			
L39	N10°35'58"E	23.30	L91	N85°23'28"W	14.14	L143	N57°17'49"W	0.87	L196	N53°13'55"W	123.79			
L40	S79°24'02"E	19.61	L92	S44°36'32"W	14.14	L144	S65°09'54"E	0.69	L197	S53°13'55"E	136.21			
L41	N81°46'05"E	40.94	L93	N45°23'28"W	14.14	L145	N65°12'03"W	0.60	L198	N81°46'05"E	2.50			
L42	N45°50'03"W	22.38	L94	N44°36'32"E	14.14	L146	N39°18'59"W	2.50	L199	N08°13'55"W	14.50			
L43	N00°56'45"E	19.66	L95	N44°50'19"W	14.14	L147	S50°41'01"W	15.93	L201	S25°58'45"E	14.22			
L44	S83°37'32"E	20.96	L96	N45°09'41"E	14.14	L148	S39°18'59"W	20.00	L202	N64°01'15"E	10.38			
L45	S77°48'41"W	20.00	L97	S83°21'46"E	13.90	L149	N50°41'01"E	15.93	L203	S25°58'45"E	27.00			
L46	N84°18'59"W	21.21	L98	S11°57'58"W	15.60	L150	N39°18'59"W	2.50	L204	S64°01'15"W	35.77			
L47	S50°41'01"W	25.24	L99	N45°10'43"E	14.14	L151	N83°38'42"E	77.47	L205	N25°58'45"W	27.00			
L48	S60°13'31"E	34.93	L100	S49°19'32"E	13.85	L152	S01°23'09"W	20.00	L206	N64°01'15"E	10.38			
L49	S89°36'32"W	31.01	L101	N42°38'03"E	14.75	L153	S88°36'51"E	14.42	L207	N25°58'45"W	14.83			
L50	N54°25'26"W	18.75	L102	N42°33'47"E	14.77	L154	N01°23'09"E	2.50	L210	N50°41'01"E	23.00			
L51	S44°49'17"E	21.22	L103	S47°26'13"E	13.49	L155	S72°19'34"W	29.00	L216	S50°41'01"W	23.43			
L52	S81°46'05"W	1.17	L104	S43°16'12"W	26.96	L156	N17°49'26"W	15.00	L217	N17°47'13"W	15.32			

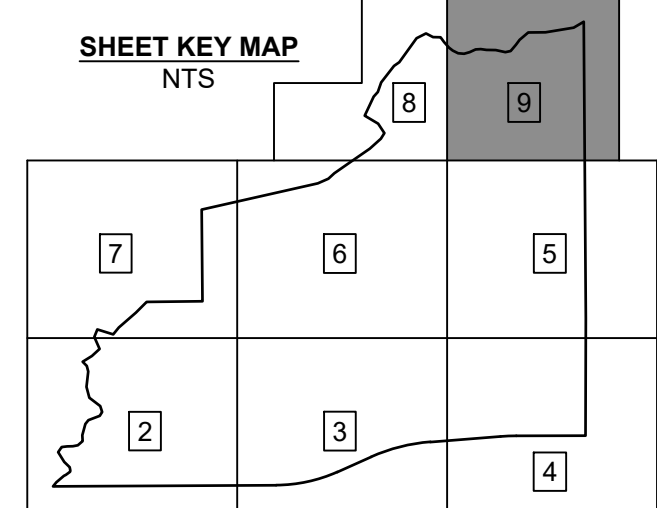
CURVE TABLE					CURVE TABLE						
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD	NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	4°11'20"	1490.00	108.93	S87°39'06"W	108.91	C58	72°38'26"	61.00	77.34	S36°00'59"W	72.26
C2	19°32'16"	1245.00	424.54	S75°47'18"W	422.49	C59	72°38'26"	111.00	140.73	S36°00'59"W	131.49
C3	23°40'42"	1055.00	435.99	S77°51'31"W	432.90	C60	10°57'45"	275.05	52.62	N66°51'20"E	52.54
C4	9°04'43"	450.07	71.31	N03°41'33"W	71.24	C61	10°57'45"	325.05	62.19	N66°51'20"E	62.10
C5	58°54'56"	400.00	411.31	S21°13'33"W	393.43	C62	77°00'31"	111.00	149.19	N22°52'12"E	138.21
C6	50°59'09"	300.05	267.00	S25°11'27"W	258.28	C63	77°00'31"	61.00	81.99	N22°52'12"E	75.96
C7	7°55'47"	300.00	41.52	S85°43'59"W	41.49	C64	52°15'16"	64.35	58.68	S23°57'35"W	56.67
C8	39°00'51"	300.00	204.28	N70°11'27"E	200.35	C65	59°35'23"	111.83	116.31	S20°47'02"W	111.14
C9	22°02'06"	350.00	134.60	S61°42'04"W	133.78	C66	16°23'57"	331.00	94.74	S58°52'54"W	94.42
C10	28°10'46"	400.00	196.73	N25°21'01"W	194.75	C67	16°23'08"	281.00	80.36	S58°53'19"W	80.09
C11	22°02'06"	300.00	115.38	S28°17'56"E	114.67	C68	32°47'43"	331.00	189.46	N50°41'01"E	186.88
C12	14°20'16"	600.00	150.15	S10°06'45"E	149.75	C69	32°47'43"	281.00	160.84	N50°41'01"E	158.65
C13	42°10'38"	600.00	441.79	N71°46'20"E	431.84	C70	32°30'37"	331.00	187.81	S50°32'28"W	185.30
C14	60°11'35"	300.05	315.22	S77°41'25"E	300.92	C71	32°30'37"	281.00	159.44	S50°32'28"W	157.31
C15	32°32'47"	300.00	170.41	S23°02'39"E	168.13	C72	32°13'31"	331.00	186.17	N50°41'01"E	183.72
C16	22°02'06"	300.00	115.38	N61°42'04"E	114.67	C73	32°13'31"	281.00	158.05	N50°41'01"E	155.97
C17	17°16'01"	1437.27	433.14	S76°55'26"W	431.51	C74	31°56'25"	331.00	184.52	S50°32'28"W	182.14
C18	4°35'48"	305.00	24.47	S02°08'40"E	24.46	C75	31°56'25"	281.00	156.65	S50°32'28"W	154.63
C19	39°28'13"	300.00	206.67	N19°34'52"W	202.60	C76	31°56'27"	331.00	182.60	N50°42'27"E	180.29
C20	21°38'33"	300.05	113.34	S28°29'42"E	112.66	C77	31°56'27"	281.00	155.02	N50°42'27"E	153.06
C21	21°31'46"	300.00	112.73	N61°25'54"E	112.07	C78	15°37'09"	331.00	90.23	S42°42'48"W	89.95
C22	21°38'33"	300.00	113.32	N28°29'42"W	112.65	C79	15°37'09"	281.00	76.60	S42°42'48"W	76.37
C23	20°54'32"	300.00	109.48	N40°13'45"E	108.87	C80	15°29'47"	281.00	76.00	S58°26'14"W	75.77
C24	34°11'16"	350.00	209.45	S46°55'07"W	206.34	C81	15°30'34"	331.00	86.60	S58°25'51"W	86.33
C25	66°15'19"	350.05	404.79	N30°56'06"E	382.61	C82	15°39'44"	281.00	76.83	N58°21'09"E	76.59
C26	17°42'58"	600.00	185.52	S80°45'07"W	184.78	C83	15°39'44"	330.90	90.45	N58°21'24"E	90.17
C27	51°04'29"	300.00	267.43	N25°08'47"E	258.66	C84	15°22'51"	330.92	88.83	N42°55'11"E	88.57
C28	4°52'33"	600.00	51.07	N41°45'15"E	51.05	C85	15°21'01"	281.04	75.44	N42°55'22"E	75.22





**LEGEND**

- D.R.C.C.T. DEED RECORDS, TEXAS
- COLLIN COUNTY, TEXAS
- O.P.R.C.C.T. OFFICIAL RECORDS, TEXAS
- COLLIN COUNTY, TEXAS
- P.R.C.C.T. PLAT RECORDS, TEXAS
- 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



**LINE TYPE LEGEND**

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

SEE SHEET 1 FOR DETAILS & GENERAL NOTES

SEE SHEET 8 FOR LINE/CURVE TABLES

DEVAPP-24-0125  
**PROSPER 170  
PHASES 1 & 2**

PD-90 ZONING  
169.481 ACRES

265 RESIDENTIAL LOTS  
BLOCK A: LOTS 1-13; BLOCK B: LOTS 1-22; BLOCK C: LOTS 1-12;  
BLOCK D: LOTS 1-25; BLOCK E: LOTS 1-20; BLOCK F: LOTS 1-12;  
BLOCK G: LOTS 1-10, 13; BLOCK H: LOTS 1-13; BLOCK I: LOTS 1-10;  
BLOCK J: LOTS 2-30; BLOCK K: LOTS 1-14; BLOCK L: LOTS 1-18;  
BLOCK N: LOTS 1-13; BLOCK O: LOTS 1-12; BLOCK P: LOTS 1-14;  
BLOCK Q: LOTS 1-18; BLOCK R: LOTS 1-9;

9 OPEN SPACE (HOA) LOTS  
BLOCK A: LOT 14X; BLOCK B: LOT 23X;  
BLOCK D: LOT 26X; BLOCK F: LOT 13X; BLOCK G: LOTS 11X-12X;  
BLOCK J: LOT 1X; BLOCK K: LOT 15X; BLOCK N: LOT 14X

SPENCER GRAHAM SURVEY, ABSTRACT NO. 359 AND THE WILLIAM H. THOMPSON SURVEY, ABSTRACT NO. 895  
TOWN OF PROSPER, COLLIN COUNTY, TEXAS  
PREPARED: 03/04/2025

**Kimley»Horn**

1" = 60'

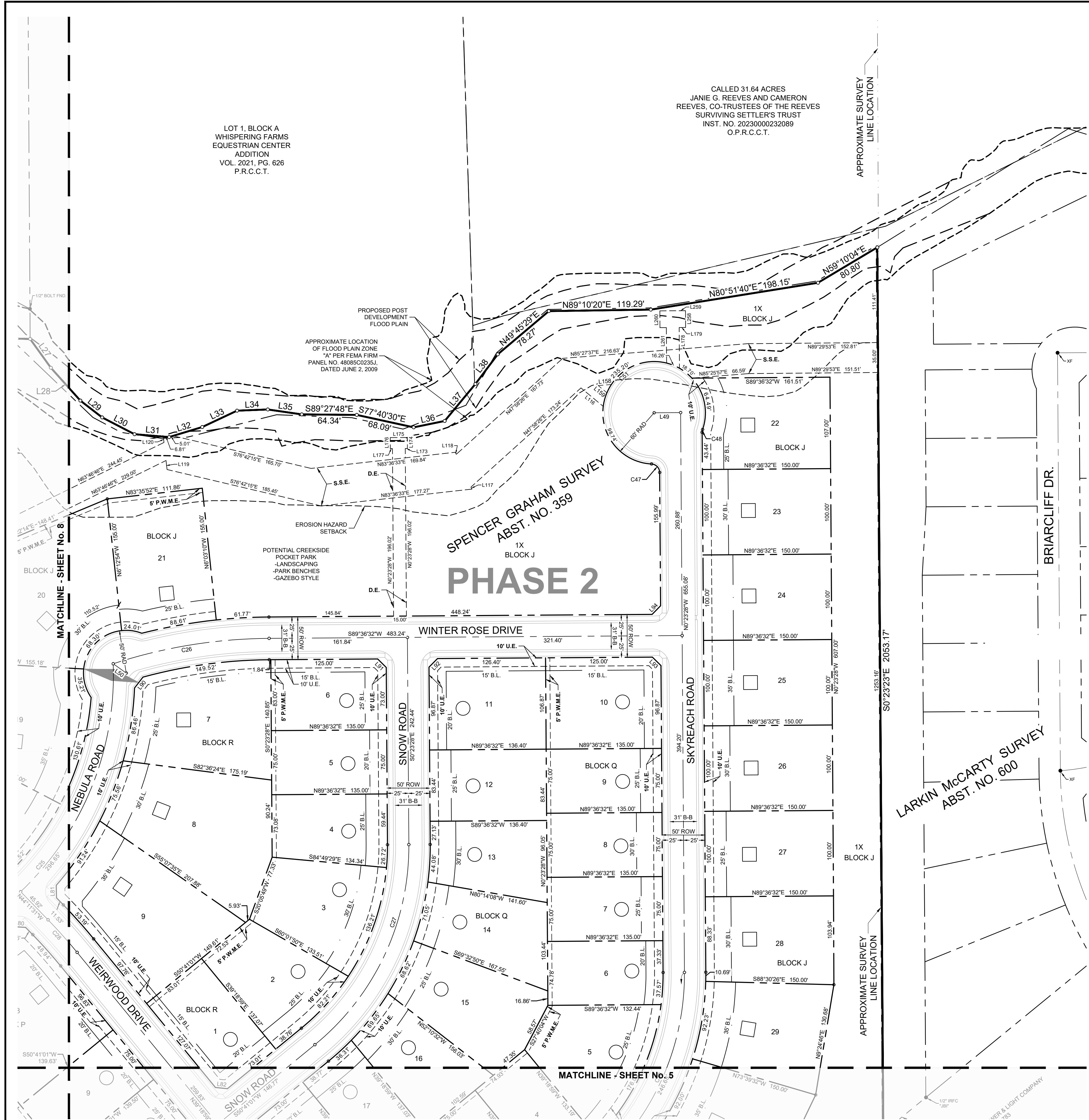
6160 Warren Parkway, Suite 210 Frisco, Texas 75034		FIRM # 10193822		Tel. No. (972) 335-3580 Fax No. (972) 335-3779	
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	JMH/MBM	KHA	March 2025	064626700	9 OF 10

FILED:

**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.

**ENGINEER:**  
Kimley-Horn and Associates, Inc.  
100 N. Travis St., Suite 500  
Sherman, Texas 75090  
Phone: 469-598-0426  
Contact: Michael Carlisle, PE

**OWNER:**  
170 First Street Prosper LLC  
12400 Preston Rd., Ste 100  
Frisco, TX 76033  
Phone: 732-325-8488  
Contact: Vamsi Kota



LOT 1, BLOCK A  
WHISPERING FARMS  
EQUESTRIAN CENTER  
ADDITION  
VOL. 2021, PG. 626  
P.R.C.C.T.

CALLED 31.64 ACRES  
JANIE G. REEVES AND CAMERON  
REEVES, CO-TRUSTEES OF THE REEVES  
SURVIVING SETTLER'S TRUST  
INST. NO. 2023000232089  
O.P.R.C.C.T.

APPROXIMATE SURVEY  
LINE LOCATION

SPENCER GRAHAM SURVEY  
ABST. NO. 359  
1X  
BLOCK J  
**PHASE 2**

APPROXIMATE SURVEY  
LINE LOCATION

LARKIN MCCARTY SURVEY  
ABST. NO. 600

MATCHLINE - SHEET No. 5

MATCHLINE - SHEET No. 8

DWG NAME: KCPM\_SURVEY\_064626700-PROSPER170-PP-VB52-DWG PLOTTED BY: SKEETERB, CDDT 3/4/2025 1:56 PM LAST SAVED: 3/4/2025 1:47 PM



STATE OF TEXAS §

COUNTY OF COLLIN §

WHEREAS 170 FIRST STREET PROSPER LLC, is the owner of a tract of land situated in the Spencer Graham Survey, Abstract No. 359 and the William H. Thompson Survey, Abstract No. 895, Town of Prosper, Collin County, Texas, and being a portion of a called 169.054-acre tract of land, described in a Special Warranty Deed to 170 First Street Prosper LLC, as recorded in Instrument No. 202200098876 of the Official Public Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING at a point on the east line of said 169.054-acre tract and the west line of a called 10.1223-acre tract to Eve Long-Yueh Kao, Trustee of The Kao Living Trust, as recorded in Instrument No. 2022000068207 of the Official Public Records of Collin County, Texas, same being the northeast corner of a called 0.125-acre tract of land, described in a deed to the Town of Prosper, as recorded in Instrument No. 2022000096738 of the Official Public Records of Collin County, Texas, same also being on the current north right of way line of East First Street, a variable width right of way.

THENCE South 89°44'46" West, along the north right of way line of East First Street as described in said 0.125-acre tract and ad dedicated in Prosper High School No. 3, an addition to the Town of Prosper, according to the plat, recorded in Volume 2021, Page 108 of the Plat Records of Collin County, Texas, a distance of 479.03 feet to a point for the beginning of a tangent curve to the left with a radius of 1,490.00 feet, a central angle of 04°11'20", and a chord bearing and distance of South 87°39'06" West, 108.91 feet to a point for corner;

THENCE in a westerly direction, continuing along the north right of way line of said East First Street as dedicated in said Prosper High School No. 3 and as dedicated in Lakewood Phase 5, an addition to the Town of Prosper, according to the plat, recorded in Volume 2023, Page 399 of the Plat Records of Collin County, Texas, with said tangent curve to the left, an arc distance of 108.93 feet to a point for corner;

THENCE South 85°33'06" West, continuing along the north right of way line of said East First Street as dedicated in said Lakewood Phase 5, a distance of 487.45 feet to a point for the beginning of a tangent curve to the left with a radius of 1,245.00 feet, a central angle of 19°32'16", and a chord bearing and distance of South 75°47'18" West, 422.49 feet.

THENCE in a westerly direction, continuing along the north right of way line of said East First Street as dedicated in said Lakewood Phase 5, with said tangent curve to the left, an arc distance of 424.54 feet to a point for corner;

THENCE South 06°01'10" West, continuing along the north right of way line of said East First Street as dedicated in said Lakewood Phase 5, a distance of 257.27 feet to a point for the beginning of a tangent curve to the right with a radius of 1,055.00 feet, a central angle of 23°49'42", and a chord bearing and distance of South 77°19'13" West, 432.90 feet.

THENCE in a westerly direction, continuing along the north right of way line of said East First Street as dedicated in said Lakewood Phase 5, with said tangent curve to the right, an arc distance of 435.99 feet to a point for corner;

THENCE South 89°41'52" West, continuing along the north right of way line of said East First Street as dedicated in said Lakewood Phase 5, and as dedicated in Lakewood Phase 4, an addition to the Town of Prosper, according to the plat, recorded in Volume 2022, Page 6729 of the Plat Records of Collin County, Texas, and as described in a deed to the Town of Prosper, as recorded in Instrument No. 2022000096738 of the Official Public Records of Collin County, Texas, a distance of 1,543.45 feet to a point for the northwest corner of said 0.084-acre tract, same being on the westerly line of said 169.054-acre tract and the easterly line of Lot 1A, Block A, of Greenpoint - Phase 1, an addition to the Town of Prosper, according to the plat, recorded in Volume 2006, Page 345 of the Plat Records of Collin County, Texas;

THENCE in a northerly direction, departing the north right of way line of said East First Street, along the easterly line of said Lot 1A, Block A and the westerly line of said 169.054-acre tract, and generally along a creek, the following:

- North 38°57'09" East, a distance of 37.25 feet to a point for corner;
North 49°18'27" East, a distance of 68.56 feet to a point for corner;
North 65°14'58" East, a distance of 14.03 feet to a point for corner;
North 54°30'48" East, a distance of 35.56 feet to a point for corner;
North 20°55'46" East, a distance of 7.72 feet to a point for corner;
North 04°51'12" West, a distance of 9.02 feet to a point for corner;
North 14°01'16" West, a distance of 16.71 feet to a point for corner;
North 45°34'28" West, a distance of 52.59 feet to a point for corner;
North 31°31'52" West, a distance of 79.48 feet to a point for corner;
North 33°54'35" East, a distance of 42.00 feet to a point for corner;
North 83°38'30" East, a distance of 37.90 feet to a point for corner;

North 88°27'33" East, a distance of 40.60 feet to a point for corner;
North 77°19'13" East, a distance of 34.52 feet to a point for corner;

North 49°57'03" East, a distance of 43.39 feet to a point for corner;
North 01°54'50" East, a distance of 41.10 feet to a point for corner;
North 14°57'27" East, a distance of 80.55 feet to a point for corner;

North 38°42'48" East, a distance of 33.38 feet to a point for corner;
North 69°11'46" East, a distance of 84.25 feet to a point for corner;
North 31°01'31" East, a distance of 31.79 feet to a point for corner;

North 17°28'34" West, a distance of 42.69 feet to a point for corner;
North 52°55'03" West, a distance of 95.12 feet to a point for corner;
North 14°59'53" West, a distance of 77.74 feet to a point for corner;

North 06°32'32" East, a distance of 107.47 feet to a point for corner;
North 14°06'18" West, a distance of 39.45 feet to a point for corner;
North 44°13'58" West, a distance of 41.05 feet to a point for corner;

North 55°39'53" East, a distance of 75.45 feet to a point for corner;
North 46°44'58" East, a distance of 71.88 feet to a point for corner;
North 23°19'33" West, a distance of 90.43 feet to a point for corner;

North 21°51'49" East, a distance of 55.79 feet to a point for corner;
South 72°38'20" East, a distance of 114.79 feet to a point for corner;
North 38°50'39" East, a distance of 62.10 feet to a point for corner;

North 49°17'09" East, a distance of 156.27 feet to a point for corner;
North 44°32'03" East, a distance of 105.14 feet to a point for the northeast corner of said Lot 1A, Block A and the westerly, northwest corner of said 169.054-acre tract, same being on the south line of a called 25.029-acre tract of land, described in a deed to Mary E. Owens Dowdy, et al, as recorded in Instrument No. 20210924001957380 of the Official Public Records of Collin County, Texas;

THENCE North 89°20'55" East, continuing along the westerly line of said 169.054-acre tract and the south line of said 25.029-acre tract, a distance of 386.83 feet to a point for the southeast corner of said 25.029-acre tract;
THENCE North 00°27'33" West, continuing along the westerly line of said 169.054-acre tract, the east line of said 25.029-acre tract and the east line of a called 25.029-acre tract of land, described in a deed to the Dauterman Family Irrevocable Trust, as recorded in Instrument No. 20081212001746620 of the Official Public Records of Collin County, Texas, a distance of 634.39 feet to a point for the northern, northwest corner of said 169.054-acre tract, same being the southwest corner of Lot 4-X, Block A of Whispering Farms - Phase 1, an addition to the Town of Prosper, according to the plat, as recorded in Volume Q, Page 176 of the Plat Records of Collin County, Texas;

THENCE North 89°20'55" East, continuing along the westerly line of said 169.054-acre tract and the south line of said 25.029-acre tract, a distance of 386.83 feet to a point for the southeast corner of said 25.029-acre tract;

THENCE North 00°27'33" West, continuing along the westerly line of said 169.054-acre tract, the east line of said 25.029-acre tract and the east line of a called 25.029-acre tract of land, described in a deed to the Dauterman Family Irrevocable Trust, as recorded in Instrument No. 20081212001746620 of the Official Public Records of Collin County, Texas, a distance of 634.39 feet to a point for the northern, northwest corner of said 169.054-acre tract, same being the southwest corner of Lot 4-X, Block A of Whispering Farms - Phase 1, an addition to the Town of Prosper, according to the plat, as recorded in Volume Q, Page 176 of the Plat Records of Collin County, Texas;

THENCE North 77°16'10" East, along the northerly line of said 169.054-acre tract the south line of said Lot 4-X, Block A and the southerly line of Lot 8, Block G of Whispering Farms - Phase 2, an addition to the Town of Prosper, according to the plat, as recorded in Volume 2006, Page 48 of the Plat Records of Collin County, Texas, and generally along a creek, a distance of 823.91 feet to a point for corner;

THENCE in a northerly direction, along the northerly line of said 169.054-acre tract the southeasterly line of said Lot 8, Block G, and generally along said creek, the following:

- North 65°43'34" East, a distance of 79.59 feet to a point for corner;
North 48°27'48" East, a distance of 55.61 feet to a point for corner;
North 54°48'14" East, a distance of 115.82 feet to a point for corner;
North 55°27'16" East, a distance of 183.39 feet to a point for corner;
North 48°15'50" East, a distance of 102.47 feet to a point for corner;
North 31°33'40" East, a distance of 45.80 feet to a point for corner;
North 33°05'45" West, a distance of 78.82 feet to a point for corner;
North 59°13'39" West, a distance of 107.99 feet to a point for corner;
North 25°17'32" East, a distance of 145.97 feet to a point for corner;
North 41°12'36" East, a distance of 42.61 feet to a point for corner;
North 19°20'52" East, a distance of 70.40 feet to a point for corner;

THENCE North 38°01'54" East, continuing along the northerly line of said 169.054-acre tract the southeasterly line of said Lot 8, Block G and the southeasterly and southerly line of Lot 7, Block G of said Whispering Farms - Phase 2, and generally along said creek, a distance of 144.12 feet to a point for corner;

THENCE in an easterly direction, continuing along the northerly line of said 169.054-acre tract and the southeasterly and southerly line of Lot 7, Block G, and generally along said creek, the following:

North 54°45'08" East, a distance of 44.38 feet to a point for corner;
North 35°52'43" East, a distance of 205.05 feet to a point for corner;
North 62°50'30" East, a distance of 72.92 feet to a point for corner;

South 62°32'20" East, a distance of 54.74 feet to a point for corner;
South 89°38'43" East, a distance of 52.59 feet to a point for the southeast corner of said Lot 7, same being the southwest corner of Lot 1, Block A of Whispering Farms Equestrian Center Addition, an addition to the Town of Prosper, according to the plat, as recorded in Volume 2021, Page 626 of the Plat Records of Collin County, Texas;

THENCE in an easterly direction, continuing along the northerly line of said 169.054-acre tract and the southerly line of Lot 1, Block A, and generally along said creek, the following:

South 35°42'55" East, a distance of 41.52 feet to a point for corner;
South 41°56'16" East, a distance of 51.61 feet to a point for corner;
South 52°17'28" East, a distance of 32.22 feet to a point for corner;

South 62°36'43" East, a distance of 42.71 feet to a point for corner;
South 85°14'05" East, a distance of 40.58 feet to a point for corner;
North 73°04'05" East, a distance of 40.50 feet to a point for corner;

North 64°49'06" East, a distance of 44.97 feet to a point for corner;
North 87°47'22" East, a distance of 36.01 feet to a point for corner;
South 81°14'12" East, a distance of 40.19 feet to a point for corner;

South 89°27'48" East, a distance of 64.34 feet to a point for corner;
South 77°40'30" East, a distance of 68.09 feet to a point for corner;
North 78°23'45" East, a distance of 37.06 feet to a point for corner;

North 39°45'04" East, a distance of 56.28 feet to a point for the southeast corner of said Lot 1, Block A;

THENCE North 36°50'01" East, continuing along the northerly line of said 169.054-acre tract and generally along said creek, a distance of 43.43 feet to a point for corner;

THENCE North 49°45'29" East, continuing along the northerly line of said 169.054-acre tract and generally along said creek, a distance of 78.27 feet to a point for corner;

THENCE North 89°10'20" East, continuing along the northerly line of said 169.054-acre tract and generally along said creek, a distance of 119.29 feet to a point for corner;

THENCE North 80°51'40" East, continuing along the northerly line of said 169.054-acre tract and generally along said creek, a distance of 198.15 feet to a point for corner;

THENCE North 59°10'04" East, continuing along the northerly line of said 169.054-acre tract and generally along said creek, a distance of 80.60 feet to a point for the northeast corner of said 169.054-acre tract, same being the northwest corner of Lot 40X, Block H of said Whitley Place, Phase 9, an addition to the Town of Prosper, according to the plat, as recorded in Volume 2016, Page 386 of the Plat Records of Collin County, Texas;

THENCE South 00°23'23" East, along the east line of said 169.054-acre tract, the westerly line of said Lot 40X, Block H, the westerly line of Lot 40X, Block H of said Whitley Place, Phase 9, the westerly terminus of Beechwood Drive, a 50' wide right of way as dedicated in Whitley Place, Phase 7, an addition to the Town of Prosper, according to the plat, as recorded in Volume 2015, Page 283 of the Plat Records of Collin County, Texas, and the west line of Lot 27X, Block F of said Whitley Place, Phase 7, a distance of 2,053.17 feet to a point for the southwest corner of said Lot 27X, same being the northerly corner of aforesaid 10.1223-acre Kao Living Trust tract;

THENCE South 00°09'15" West, continuing along the east line of said 169.054-acre tract and the west line of said 10.1223-acre tract, a distance of 811.35 feet to the POINT OF BEGINNING, and continuing 169.451 acres (738,612 square feet) 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 and along, 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 Replat is requested on all or part of the 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 to 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 or 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 Floodway 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 of said creek or creeks or for any damage to the 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 facility deemed necessary 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 fitted 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 170 FIRST STREET PROSPER LLC, acting herein by and through their duly authorized officers, do hereby certify and adopt this plat designating the herein above described property as PROSPER 170 PHASES 1 & 2, an addition to the Town of Prosper, and do hereby dedicate to the public use forever, the streets and alleys shown thereon. 170 FIRST STREET PROSPER LLC, do hereby certify the following:

- 1. The streets and alleys are dedicated for street and alley purposes.
2. All public improvements and dedications shall be free and clear of all debt, liens, and/or encumbrances.
3. The easements and public use areas, as shown, are dedicated for the public use forever for the purposes indicated on this plat.
4. No 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 systems of water will result, and subject to all owners or the property affected by such 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.
10. For lots adjacent to a Floodplain Only:
a. 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 \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

By: 170 FIRST STREET PROSPER LLC

By: \_\_\_\_\_ Authorized Signature

\_\_\_\_\_ Printed Name and Title

Engineering Department

Town Secretary

Development Services Department

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 \_\_\_\_\_ 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 hereon were properly placed under my personal supervision, in accordance with the Subdivision Regulations of the Town of Prosper, Texas.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 202\_\_\_\_\_.

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

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 \_\_\_\_\_, 202\_\_\_\_\_.

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

Table with 4 columns: LOT NO., ACRES, SQ. FT., LOT TYPE. Rows include BLOCK A LOT 1 through BLOCK D LOT 19.

Table with 4 columns: LOT NO., ACRES, SQ. FT., LOT TYPE. Rows include BLOCK F LOT 8 through BLOCK F LOT 26.

Table with 4 columns: LOT NO., ACRES, SQ. FT., LOT TYPE. Rows include BLOCK I LOT 7 through BLOCK I LOT 26.

Table with 4 columns: LOT NO., ACRES, SQ. FT., LOT TYPE. Rows include BLOCK J LOT 1 through BLOCK J LOT 26.

Table with 4 columns: LOT NO., ACRES, SQ. FT., LOT TYPE. Rows include BLOCK K LOT 1 through BLOCK K LOT 26.

Table with 4 columns: LOT NO., ACRES, SQ. FT., LOT TYPE. Rows include BLOCK L LOT 1 through BLOCK L LOT 26.

Table with 4 columns: LOT NO., ACRES, SQ. FT., LOT TYPE. Rows include BLOCK M LOT 1 through BLOCK M LOT 26.

DEVIAPP-24-0125 PRELIMINARY PLAT PROSPER 170 PHASES 1 & 2 169.481 ACRES 265 RESIDENTIAL LOTS BLOCK A: LOTS 1-13; BLOCK B: LOTS 1-22; BLOCK C: LOTS 1-12; BLOCK D: LOTS 1-25; BLOCK E: LOTS 1-20; BLOCK F: LOTS 1-12; BLOCK G: LOTS 1-10, 13; BLOCK H: LOTS 1-13; BLOCK I: LOTS 1-10; BLOCK J: LOTS 2-30; BLOCK K: LOTS 1-14; BLOCK L: LOTS 1-18; BLOCK N: LOTS 1-13; BLOCK O: LOTS 1-12; BLOCK P: LOTS 1-14; BLOCK Q: LOTS 1-18; BLOCK R: LOTS 1-9; 9 OPEN SPACE (HOA) LOTS BLOCK A: LOT 14X; BLOCK B: LOT 23X; BLOCK D: LOT 26X; BLOCK F: LOT 13X; BLOCK G: LOTS 11X-12X; BLOCK J: LOT 1X; BLOCK K: LOT 15X; BLOCK N: LOT 14X SPENCER GRAHAM SURVEY, ABSTRACT NO. 359 AND THE WILLIAM H. THOMPSON SURVEY, ABSTRACT NO. 895 TOWN OF PROSPER, COLLIN COUNTY, TEXAS PREPARED: 03/04/2025 Kimley»Horn 6160 Warren Parkway, Suite 210 Frisco, Texas 75034 FIRM # 10193822 Tel. No. (972) 335-3580 Fax No. (972) 335-3779 Scale N/A Drawn by JMH/MMB Checked by KHA Date March 2025 Project No. 064626700 Sheet No. 10 OF 10 FILED: ENGINEER: Kimley-Horn and Associates, Inc. 100 N. Travis St., Suite 500 Sherman, Texas 75090 Phone: 469-598-0426 Contact : Michael Carlisle, PE OWNER: 170 First Street Prosper LLC 12400 Preston Rd., Ste 100 Frisco, TX 75033 Phone: 732-325-8488 Contact: Vamsi Kota