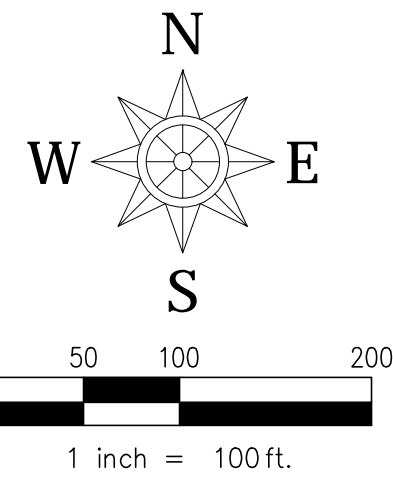
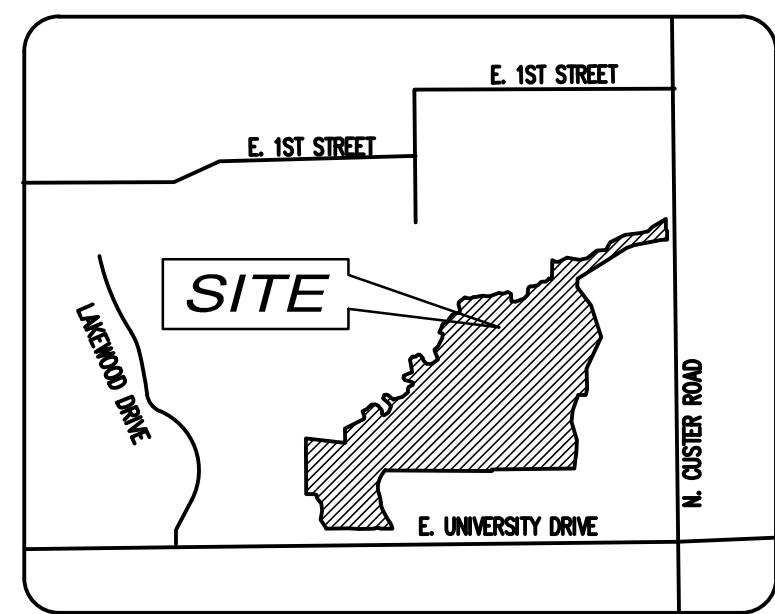


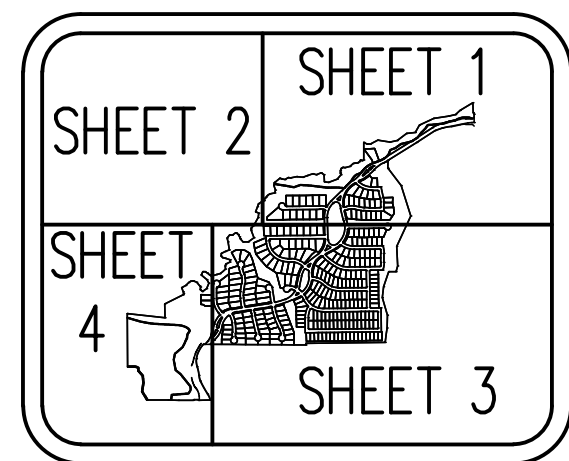
# Approved Preliminary Plat (DEVAPP-25-0039)



Basis of bearing: State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983, Adjustment Realization 2011.



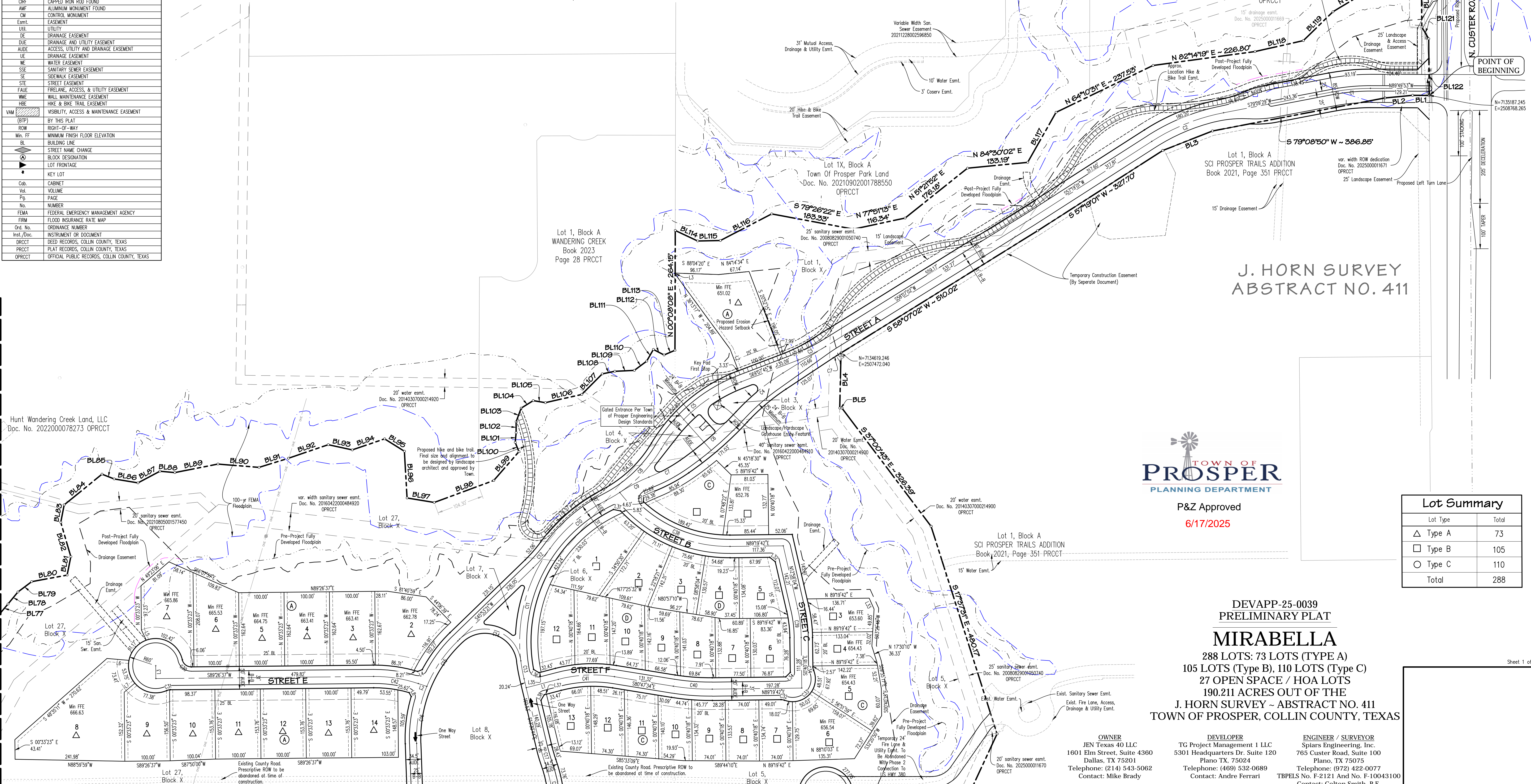
**LOCATION MAP**  
N.T.S.



**KEY MAP**  
N.T.S.

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LEGEND	
(Not All Items May Be Applicable)	
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	NOTE: IF UNABLE TO SET ACTUAL LOT CORNER, A 5 FOOT OFFSET IRON ROD MAY BE SET WITH A PINK PLASTIC CAP STAMPED "SPARSENG-5' O/S P.C."
IRF	IRON ROD FOUND
CRF	CAPPED IRON ROD FOUND
AMF	ALUMINUM MONUMENT FOUND
CM	CONTROL MONUMENT
EsmL	EASEMENT
UL	UTILITY
DE	DRAINAGE EASEMENT
DUE	DRAINAGE AND UTILITY EASEMENT
AUE	ACCESS, UTILITY AND DRAINAGE EASEMENT
UE	DRAINAGE EASEMENT
WE	WATER EASEMENT
SSE	SANITARY SEWER EASEMENT
SE	SIDEWALK EASEMENT
STE	STREET EASEMENT
FAE	FIRELANE, ACCESS, & UTILITY EASEMENT
WME	WALL MAINTENANCE EASEMENT
HBE	HIKE & BIKE TRAIL EASEMENT
VAM	VISIBILITY, ACCESS & MAINTENANCE EASEMENT
(BTP)	BY THIS PLAT
ROW	RIGHT-OF-WAY
Min. FF	MINIMUM FINISH FLOOR ELEVATION
BL	BUILDING LINE
▲	STREET NAME CHANGE
▲	BLOCK DESIGNATION
▲	LOT FRONTAGE
▲	KEY LOT
Cab.	CABINET
Vol.	VOLUME
Pg.	PAGE
No.	NUMBER
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY
FRM	FLOOD INSURANCE RATE MAP
Ord. No.	ORDINANCE NUMBER
Inst./Doc.	INSTRUMENT OR DOCUMENT
DRCT	DEED RECORDS, COLLIN COUNTY, TEXAS
PRCT	PLAT RECORDS, COLLIN COUNTY, TEXAS
OPRCT	OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS



**J. HORN SURVEY  
ABSTRACT NO. 411**



P&Z Approved  
6/17/2025

Lot Summary	
Lot Type	Total
△ Type A	73
□ Type B	105
○ Type C	110
<b>Total</b>	<b>288</b>

DEVAPP-25-0039  
PRELIMINARY PLAT  
**MIRABELLA**  
288 LOTS: 73 LOTS (TYPE A)  
105 LOTS (Type B), 110 LOTS (Type C)  
27 OPEN SPACE / HOA LOTS  
190.211 ACRES OUT OF THE  
J. HORN SURVEY - ABSTRACT NO. 411  
TOWN OF PROSPER, COLLIN COUNTY, TEXAS

**OWNER**  
JEN Texas 40 LLC  
1601 Elm Street, Suite 4360  
Dallas, TX 75201  
Telephone: (214) 543-5062  
Contact: Mike Brady

**DEVELOPER**  
TG Project Management 1 LLC  
5301 Headquarters Dr. Suite 120  
Plano TX, 75024  
Telephone: (469) 532-0689  
Contact: Andre Ferrari

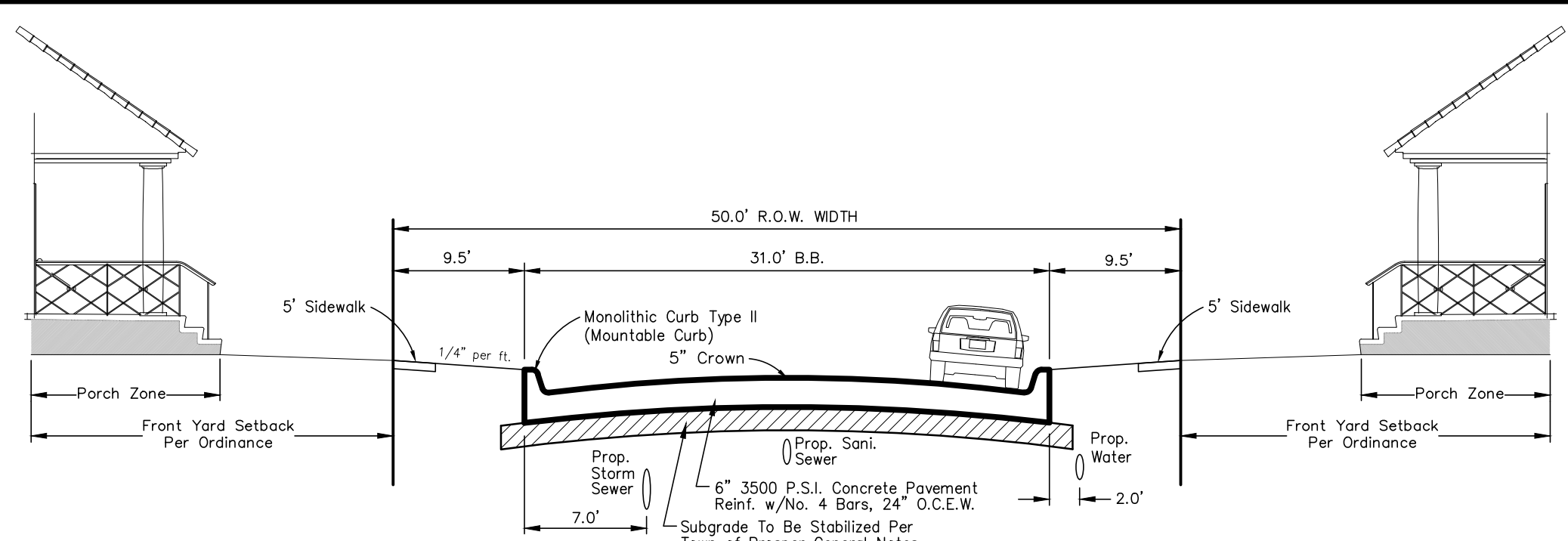
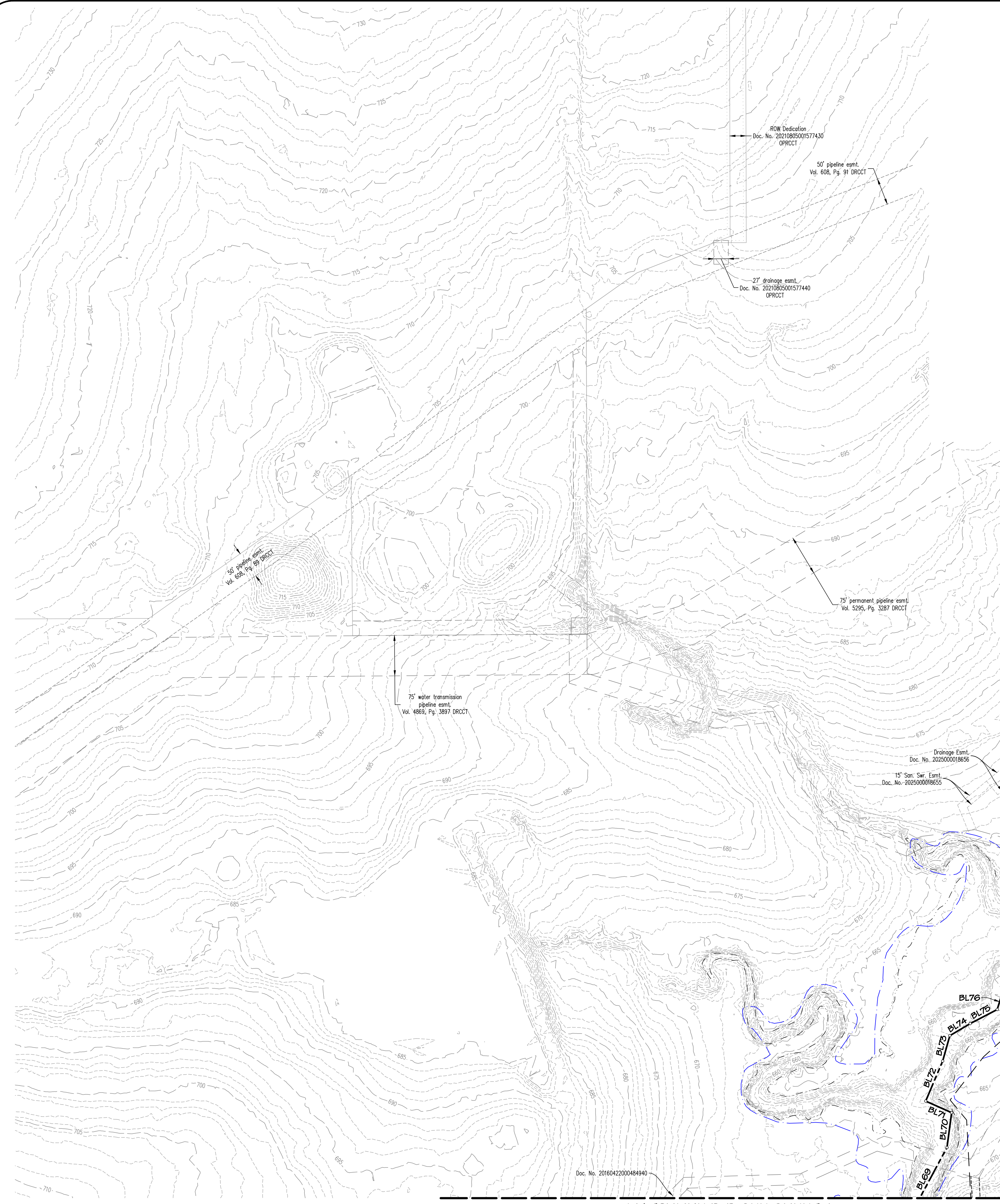
**ENGINEER / SURVEYOR**  
Spars Engineering, Inc.  
765 Custer Road, Suite 100  
Plano, TX 75075  
Telephone: (972) 422-0077  
TBPELS No. F-2121 And No. F-10043100  
Contact: Colton Smith, P.E.

Scale: 1"=100' May 27, 2025 SEI Job No. 23-169

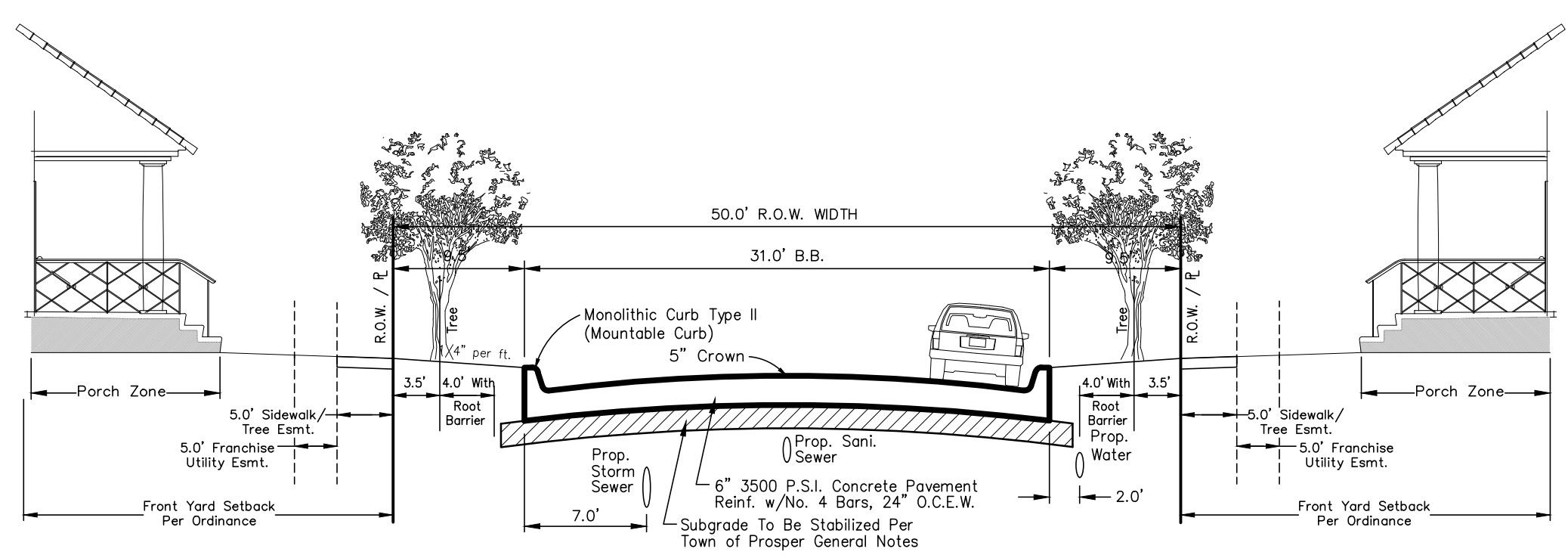
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Sheet 1 of 6

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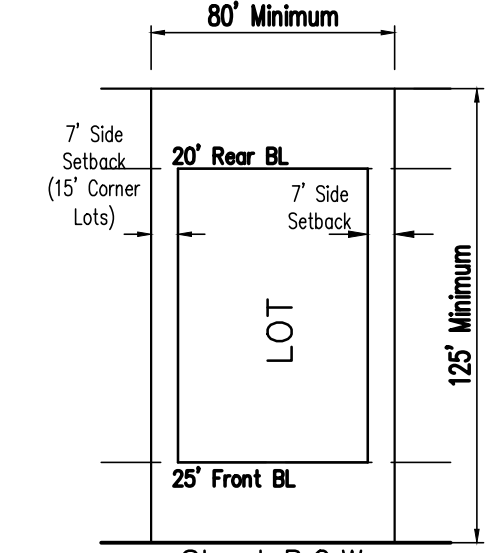


**31' B-B Residential Pavement Section**  
Not To Scale  
Subgrade To Be Stabilized Per Town of Prosper General Notes

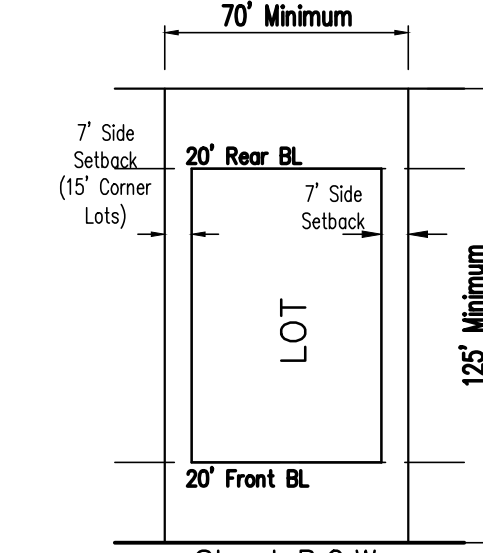


**31' B-B Residential Pavement Section with Trees in Parkway**  
Not To Scale  
Subgrade To Be Stabilized Per Town of Prosper General Notes

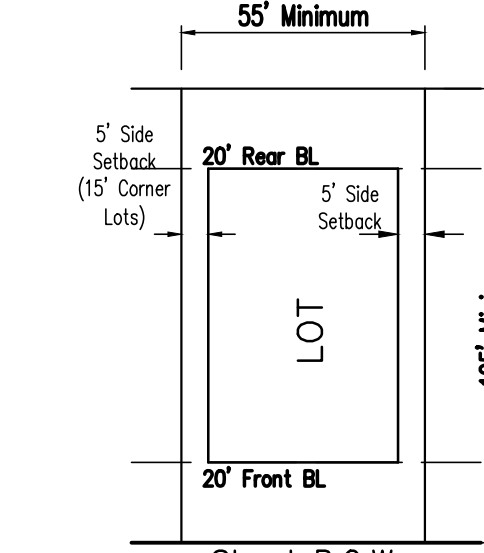
Street tree installation shall be at the Owner's discretion. If street trees are installed, they shall conform to the details shown on this plat.



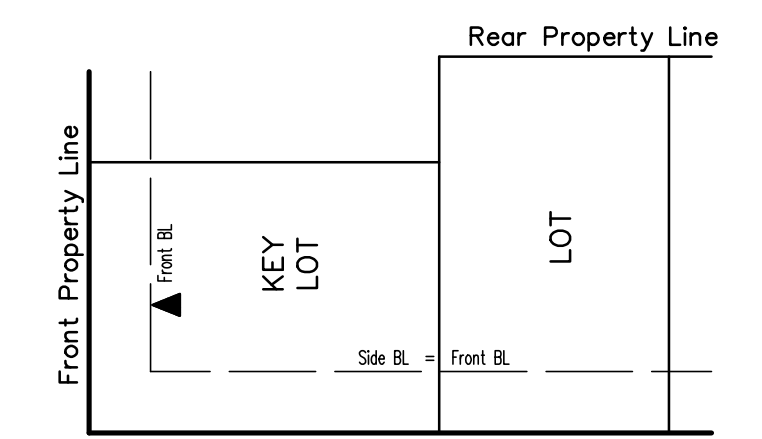
**Type A Lots Typical Lot Detail**  
Not To Scale



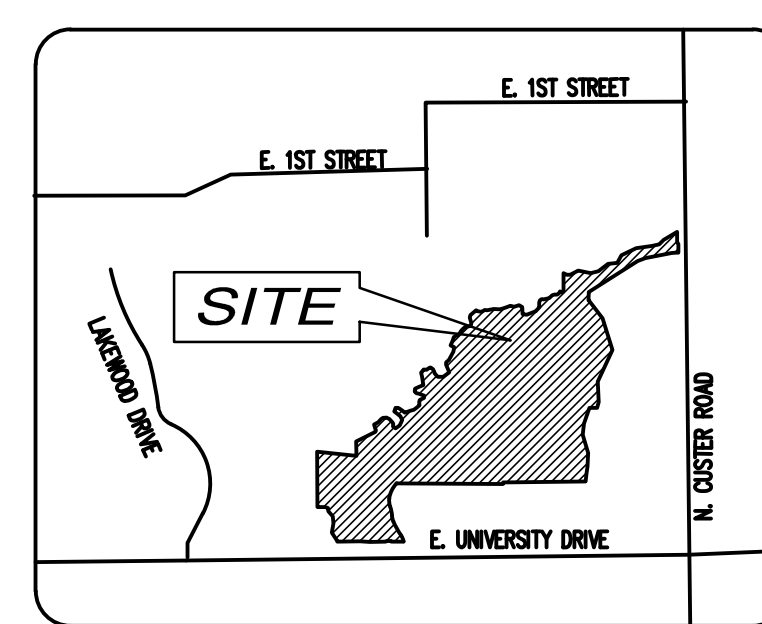
**Type B Lots Typical Lot Detail**  
Not To Scale



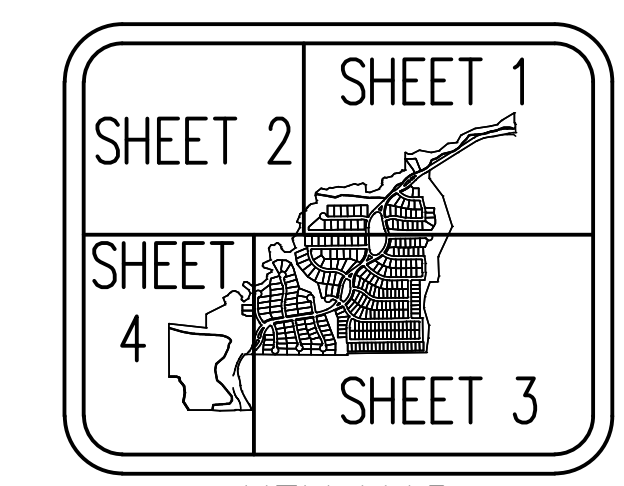
**Type C Lots Typical Lot Detail**  
Not To Scale



**STANDARD KEY LOT DETAIL**



**LOCATION MAP**  
N.T.S.



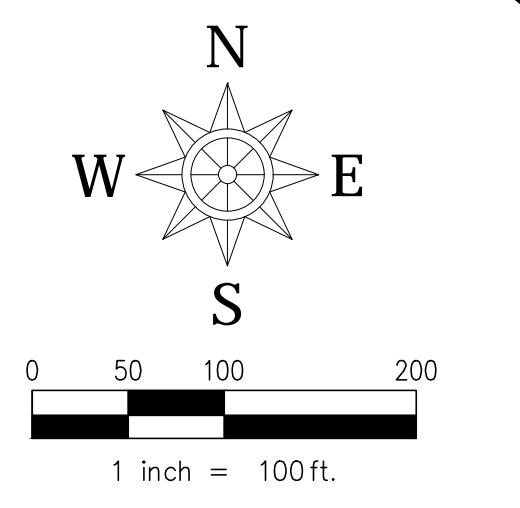
**KEY MAP**  
N.T.S.

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△ Type A	73
□ Type B	105
○ Type C	110
<b>Total</b>	<b>288</b>

DEVAPP-25-0039  
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 288 LOTS: 73 LOTS (TYPE A)  
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 27 OPEN SPACE / HOA LOTS  
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 J. HORN SURVEY - ABSTRACT NO. 411  
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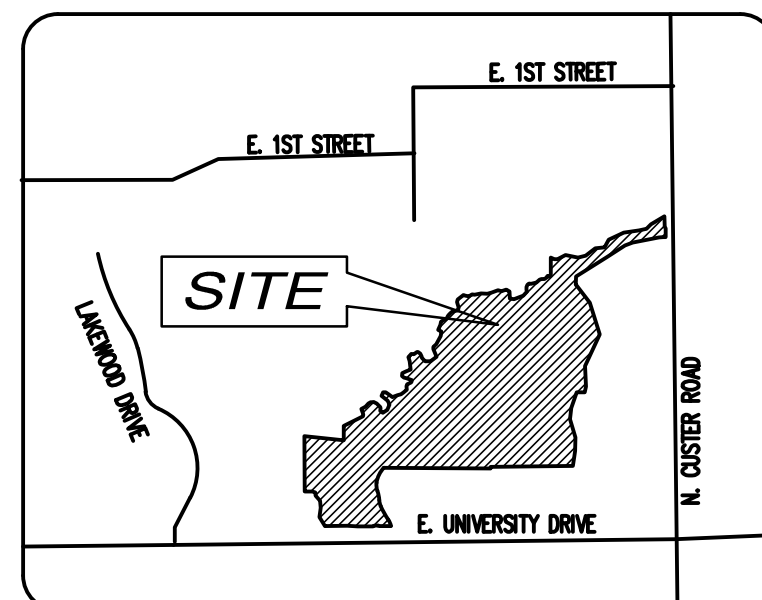
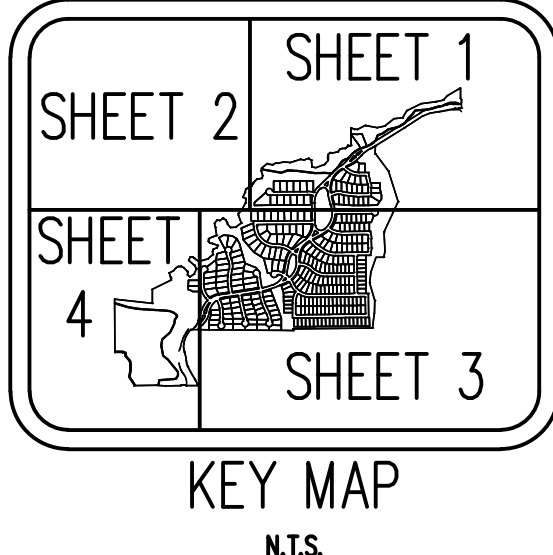
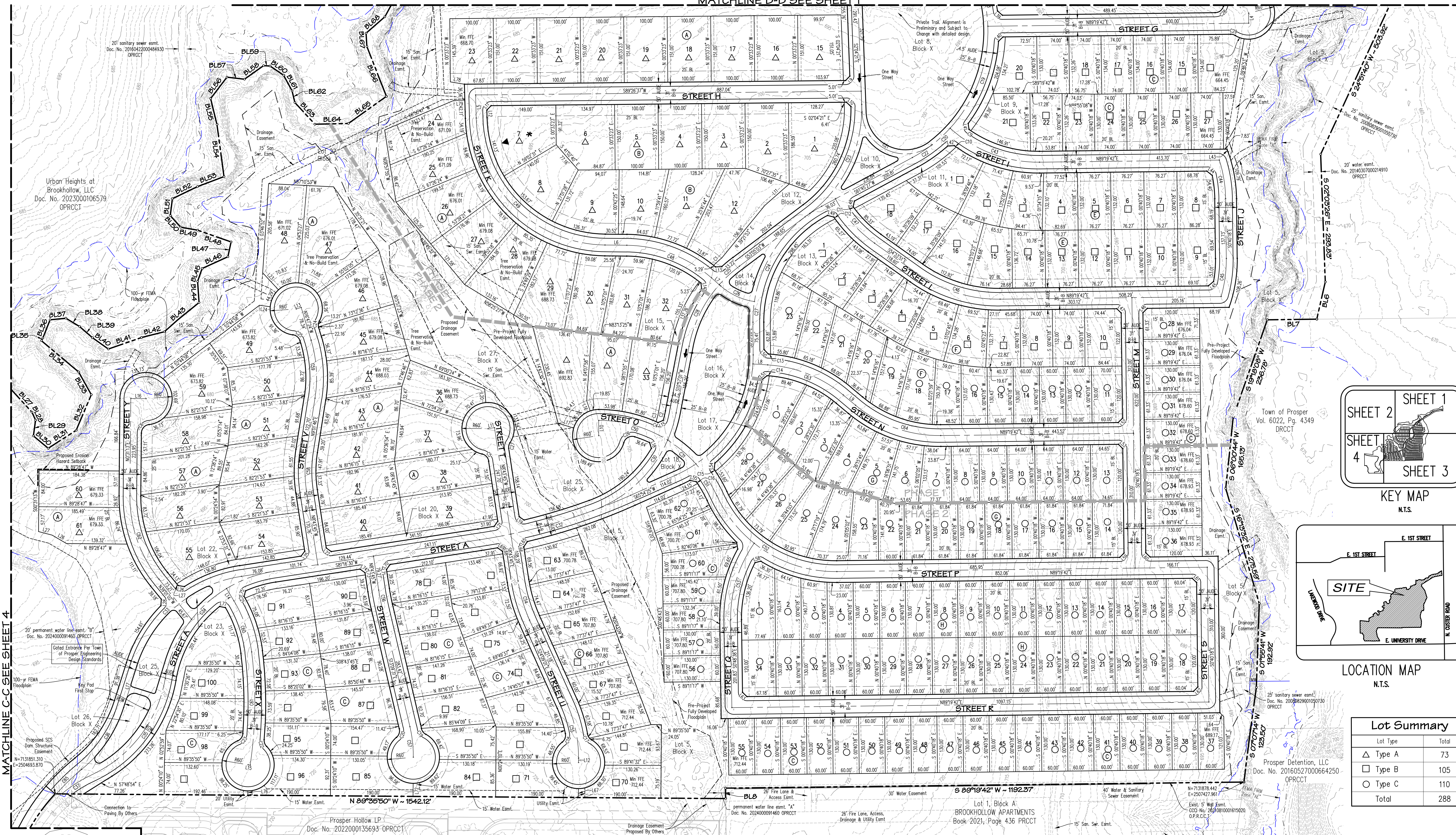
<b>OWNER</b> JEN Texas 40 LLC 1601 Elm Street, Suite 4360 Dallas, TX 75201 Telephone: (214) 543-5062 Contact: Mike Brady	<b>DEVELOPER</b> TG Project Management 1 LLC 5301 Elm Street, Suite 120 Plano, TX 75024 Telephone: (469) 532-0689 Contact: Andre Ferrari	<b>ENGINEER / SURVEYOR</b> Spiars Engineering, Inc. 765 Custer Road, Suite 100 Plano, TX 75075 Telephone: (972) 422-0077 TBPELS No. F-2121 And No. F-10043100 Contact: Colton Smith, P.E.
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Basis of bearing: State Plane  
 Coordinate System, Texas North  
 Central Zone 4202, North American  
 Datum of 1983. Adjustment  
 Realization 2011.

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SSE	SANITARY SEWER EASEMENT
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(BIP)	BY THIS PLAT
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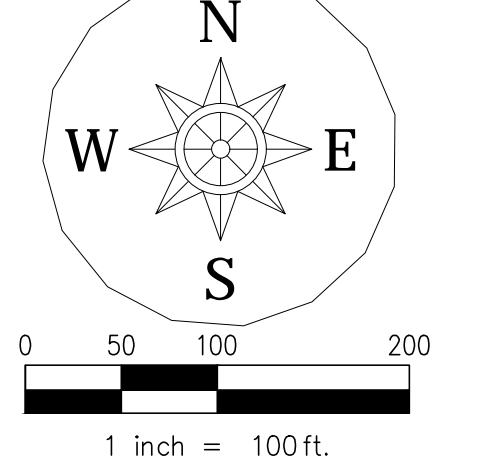
MATCHLINE B-B SEE SHEET 1



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MATCHLINE C-C SEE SHEET 4



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**DEVAPP-25-0039**  
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**J. HORN SURVEY - ABSTRACT NO. 411**  
**TOWN OF PROSPER, COLLIN COUNTY, TEXAS**  
 Scale: 1"=100' May 27, 2025 SEI Job No. 23-169

Prosper Detention, LLC  
 Doc. No. 20160527000664250  
 OPRCCT

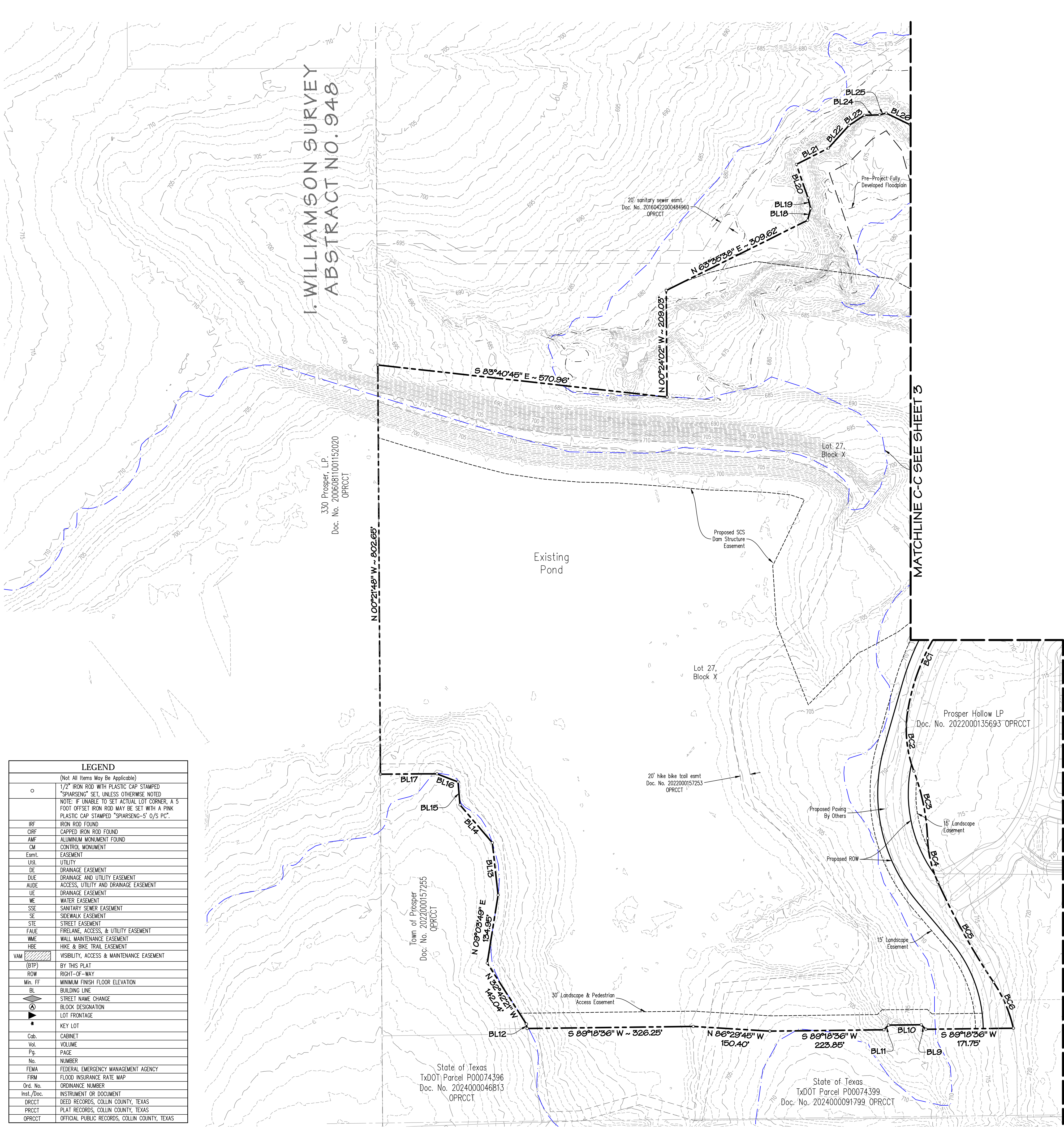
Lot 1, Block A  
**BROOKHOLLOW APARTMENTS**  
 Book 2021, Page 436 PRCCT

Urban Heights at  
 Brookhollow, LLC  
 Doc. No. 2023000106579  
 OPRCCT

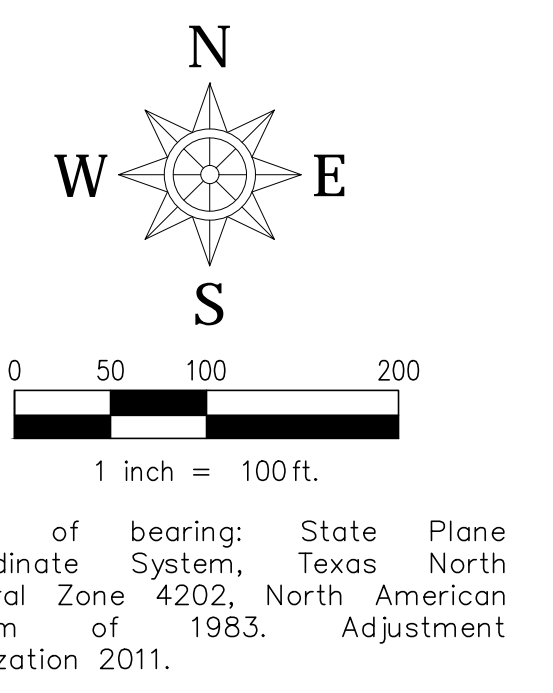
Town of Prosper  
 Vol. 6022, Pg. 4349  
 DRCCCT

Drawn: G. 2023 28831-168 Submitter: CML/Provision/Plat-Field/Map. Created By: Spiars. Date: 5/27/2025. 11:14:19 PM.

Drawing: C:\2023\28513-189 Mirabella\Drawings\2023\28513-189 Mirabella\2023\28513-189 Mirabella.dwg  
 Plotted by: JEN BRADY  
 Date: 5/29/2025 11:57 AM  
 Scale: 1"=100'  
 Time: 11:58:05 AM



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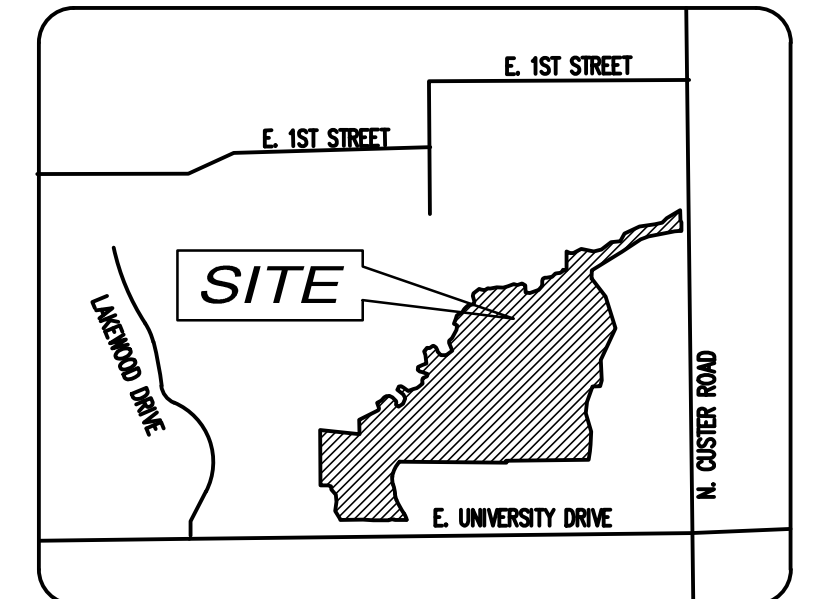
Basis of bearing: State Plane  
 Coordinate System, Texas North  
 Central Zone 4202, North American  
 Datum of 1983. Adjustment  
 Realization 2011.

Boundary Line Table		
Line #	Bearing	Distance
BL1	N89°51'32"W	36.51'
BL2	S84°38'39"W	61.31'
BL3	S88°32'53"W	117.72'
BL4	S01°24'14"W	121.57'
BL5	S88°01'20"E	4.88'
BL6	S12°50'22"W	87.80'
BL7	S89°10'29"W	113.87'
BL8	S00°40'18"E	24.00'
BL9	N45°41'24"W	12.72'
BL10	S89°25'35"W	64.25'
BL11	S44°18'36"W	12.91'
BL12	N08°52'20"W	8.76'
BL13	N06°15'50"W	103.40'
BL14	N40°30'33"W	97.75'
BL15	N04°54'16"W	45.27'
BL16	N69°01'05"W	44.26'
BL17	S89°38'03"W	110.97'
BL18	N14°53'03"E	23.56'
BL19	N13°52'22"W	21.86'
BL20	N19°14'56"W	69.44'
BL21	N63°04'51"E	70.52'
BL22	N42°18'36"E	60.21'
BL23	N66°30'58"E	35.97'
BL24	N88°19'15"E	29.92'
BL25	N75°17'23"E	13.54'
BL26	S63°58'40"E	51.90'
BL27	S42°27'20"E	73.16'
BL28	S24°22'12"E	20.19'
BL29	S07°50'25"W	36.52'
BL30	S50°09'30"E	44.44'
BL31	N57°11'18"E	76.57'
BL32	N23°00'01"E	88.91'
BL33	N29°11'21"W	59.92'
BL34	N50°00'16"W	111.87'
BL35	N29°23'29"E	7.11'
BL36	N21°41'47"E	44.92'
BL37	N84°12'30"E	36.55'
BL38	S58°39'56"E	36.65'
BL39	S48°59'21"E	39.37'
BL40	S54°35'19"E	44.95'
BL41	N70°48'01"E	80.79'
BL42	N75°55'21"E	54.04'

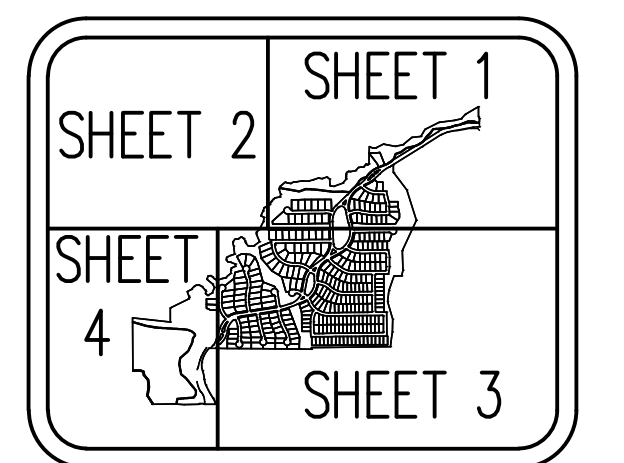
Boundary Line Table		
Line #	Bearing	Distance
BL43	N50°50'48"E	63.78'
BL44	N03°56'25"W	48.72'
BL45	N19°20'53"E	31.47'
BL46	N65°32'24"E	65.18'
BL47	N11°54'21"E	34.89'
BL48	N70°42'53"W	81.72'
BL49	N80°00'32"W	39.18'
BL50	N42°03'10"W	35.91'
BL51	N07°09'11"E	39.19'
BL52	N64°10'55"E	63.99'
BL53	N69°26'50"E	65.26'
BL54	N07°41'40"W	120.96'
BL55	N13°45'51"W	61.40'
BL56	N37°15'49"E	61.92'
BL57	S83°19'30"E	40.60'
BL58	N54°38'56"E	53.92'
BL59	S86°55'40"E	15.03'
BL60	S55°38'52"E	37.40'
BL61	S28°34'01"E	41.18'
BL62	S13°29'57"E	27.44'
BL63	S42°36'04"E	67.81'
BL64	N88°47'58"E	77.24'
BL65	N54°28'29"E	107.45'
BL66	N21°24'08"W	123.29'
BL67	N03°15'02"W	30.57'
BL68	N48°58'15"E	57.20'
BL69	N28°17'47"E	137.36'
BL70	N07°37'26"E	65.14'
BL71	N65°51'32"W	52.64'
BL72	N22°59'23"E	80.54'
BL73	N15°43'05"E	48.99'
BL74	N59°14'56"E	43.83'
BL75	N62°35'34"E	56.65'
BL76	N16°57'59"E	32.41'
BL77	N40°23'05"E	25.93'
BL78	N39°34'08"E	34.37'
BL79	N52°56'25"E	37.87'
BL80	N79°32'10"E	79.53'
BL81	N11°54'46"E	41.50'
BL82	N16°15'58"W	78.92'
BL83	N11°06'23"E	39.16'
BL84	N50°54'57"E	107.35'

Boundary Line Table		
Line #	Bearing	Distance
BL85	S68°43'07"E	28.74'
BL86	S80°34'06"E	53.18'
BL87	N62°00'14"E	54.72'
BL88	S84°42'52"E	32.95'
BL89	N78°49'32"E	96.95'
BL90	S85°24'24"E	90.84'
BL91	N72°46'01"E	67.95'
BL92	N71°08'32"E	92.62'
BL93	S77°42'10"E	54.20'
BL94	N71°09'20"E	75.19'
BL95	S58°00'55"E	51.44'
BL96	S03°16'58"E	103.20'
BL97	S80°36'22"E	60.66'
BL98	N69°43'04"E	139.88'
BL99	N41°10'06"E	84.32'
BL100	N22°03'36"W	21.98'
BL101	N05°22'09"E	21.59'
BL102	N00°09'11"E	24.02'
BL103	N19°54'34"E	31.91'
BL104	N58°12'11"E	31.51'
BL105	S80°40'45"E	27.16'
BL106	N77°16'14"E	82.24'
BL107	N44°51'18"E	63.91'
BL108	N78°26'45"E	28.31'
BL109	N87°22'30"E	43.05'
BL110	N53°02'50"E	33.82'
BL111	N29°53'04"E	29.95'
BL112	S62°15'42"E	26.43'
BL113	N66°47'25"E	26.27'
BL114	S64°57'48"E	54.48'
BL115	N88°56'09"E	50.09'
BL116	N62°31'57"E	127.31'
BL117	N29°34'03"E	126.77'
BL118	N77°15'36"E	109.08'
BL119	N45°40'31"E	91.02'
BL120	S00°31'34"E	150.60'
BL121	S30°31'34"E	30.00'
BL122	S00°24'20"E	124.75'

Boundary Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
BC1	245.56'	416.49'	33°46'54"	S26°16'06"W	242.02'
BC2	120.97'	230.00'	30°08'03"	S05°41'23"E	119.58'
BC3	135.29'	418.54'	18°31'14"	N11°29'48"W	134.70'
BC4	88.91'	230.00'	22°08'52"	S13°18'38"E	88.35'
BC5	224.84'	1366.94'	9°25'27"	S29°05'47"E	224.58'
BC6	98.76'	270.00'	20°57'28"	N23°19'47"W	98.21'



LOCATION MAP  
N.T.S.



KEY MAP  
N.T.S.

Lot Summary	
Lot Type	Total
Type A	73
Type B	105
Type C	110
<b>Total</b>	<b>288</b>

LEGEND	
(Not All Items May Be Applicable)	
○	1/2" IRON ROD WITH PLASTIC CAP STAMPED "SPIARSEN" SET, UNLESS OTHERWISE NOTED
NOTE: IF UNABLE TO SET ACTUAL LOT CORNER, A 5 FOOT OFFSET IRON ROD MAY BE SET WITH A PINK PLASTIC CAP STAMPED "SPIARSEN-5" O/S P.C.	
IRF	IRON ROD FOUND
CRF	CAPPED IRON ROD FOUND
AMF	ALUMINUM MONUMENT FOUND
CM	CONTROL MONUMENT
Emt.	EASEMENT
UEL	UTILITY
DE	DRAINAGE EASEMENT
DUE	DRAINAGE AND UTILITY EASEMENT
AUDE	ACCESS, UTILITY AND DRAINAGE EASEMENT
UE	DRAINAGE EASEMENT
WE	WATER EASEMENT
SSE	SANITARY SEWER EASEMENT
SE	SIDEWALK EASEMENT
STE	STREET EASEMENT
FAUE	FIRELANE, ACCESS, & UTILITY EASEMENT
WME	WALL MAINTENANCE EASEMENT
HBE	HIKE & BIKE TRAIL EASEMENT
VAM	VISIBILITY, ACCESS & MAINTENANCE EASEMENT
(BTP)	BY THIS PLAT
ROW	RIGHT-OF-WAY
Min. FF	MINIMUM FINISH FLOOR ELEVATION
BL	BUILDING LINE
BL	STREET NAME CHANGE
BL	BLOCK DESIGNATION
BL	LOT FRONTAGE
•	KEY LOT
Cab.	CABINET
Vol.	VOLUME
Pg.	PAGE
No.	NUMBER
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY
FIRM	FLOOD INSURANCE RATE MAP
Ord. No.	ORDINANCE NUMBER
Inst./Doc.	INSTRUMENT OR DOCUMENT
DRCC	DEED RECORDS, COLLIN COUNTY, TEXAS
PRCC	PLAT RECORDS, COLLIN COUNTY, TEXAS
OPRCCT	OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS

DEVAPP-25-0039  
 PRELIMINARY PLAT  
**MIRABELLA**  
 288 LOTS: 73 LOTS (TYPE A)  
 105 LOTS (Type B), 110 LOTS (Type C)  
 27 OPEN SPACE / HOA LOTS  
 190.211 ACRES OUT OF THE  
 J. HORN SURVEY - ABSTRACT NO. 411  
 TOWN OF PROSPER, COLLIN COUNTY, TEXAS

**OWNER**  
 JEN TEXAS 40 LLC  
 1601 Elm Street, Suite 4360  
 Dallas, TX 75201  
 Telephone: (214) 543-0682  
 Contact: Mike Brady

**DEVELOPER**  
 TG Project Management 1 LLC  
 5301 Headquarters Dr. Suite 120  
 Plano TX, 75024  
 Telephone: (469) 532-0689  
 Contact: Andre Ferrari

**ENGINEER / SURVEYOR**  
 Spars Engineering, Inc.  
 765 Custer Road, Suite 100  
 Plano, TX 75075  
 Telephone: (972) 422-0077  
 TBPELS No. F-2121 And No. F-10043100  
 Contact: Colton Smith, P.E.

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF COLLIN

WHEREAS, JEN Texas 40 LLC are the owners of a tract of land situated in the J. Horn Survey, Abstract No. 111, Town of Prosper, Collin County, Texas, being part of those tracts (Tract 1 and Tract 2), conveyed to 310 Prosper, L.P., by deed recorded in Volume 5823, Page 3462, Deed Records, Collin County, Texas (DRCCT), all of another tract conveyed to same, recorded in Volume 5900, Page 1820 DRCCT, and being part of a tract conveyed to 55 Prosper, L.P., recorded in Document No. 20080605000680470, Official Public Records, Collin County, Texas (OPRCCT), part of another tract conveyed to same, recorded in Document No. 2023000139028 OPRCT, and part of a tract conveyed to 67 Prosper, L.P., recorded in Document No. 20060921001363990 OPRCT, with the subject tract being more particularly described as follows:

BEGINNING at 1/2" iron rod found on the west line of Farm to Market Road 2478, a variable width public right-of-way (also known as Custer Road), for the northeast corner of Lot 1, Block A, SCI Prosper Trails Addition, recorded in Book 2021, Page 351, Plat Records, Collin County, Texas (PRCCT);

THENCE along the common line thereof, the following:

N 89°51'32" W, 36.51 feet to a 1/2" iron rod with plastic cap found;
S 84°38'39" W, 61.31 feet to a 1/2" iron rod with plastic cap found;
S 79°08'50" W, 386.85 feet to a 1/2" iron rod with plastic cap found;

S 68°32'53" W, 117.72 feet to a 1/2" iron rod with plastic cap found;

S 57°19'01" W, 327.70 feet to a 1/2" iron rod with plastic cap found;

S 58°07'02" W, 510.02 feet to a 1/2" iron rod with plastic cap found;

S 01°24'14" W, 121.57 feet;

S 88°01'20" E, 4.88 feet to a 1/2" iron rod with plastic cap found;

S 37°00'43" E, 326.39 feet to a 1/2" iron rod with plastic cap found;

S 17°37'31" E, 480.17 feet to a 5/8" iron rod found;

S 24°51'40" W, 503.92 feet;

S 02°03'26" E, 293.83 feet;

And S 12°50'22" W, 87.80 feet to a 1/2" iron rod with plastic cap stamped "SPIARSEN" set on the westerly north line of a tract conveyed to the City of Prosper, recorded in Volume 6022, Page 4349 DRCCT;

THENCE along the common line thereof, the following:

S 89°10'29" W, 113.87 feet;
S 19°18'08" W, 236.78 feet;
S 06°00'44" W, 165.13 feet;
S 16°13'32" E, 275.59 feet;
S 01°55'41" W, 192.92 feet;

And S 07°59'41" W, 96.29 feet to a 5/8" iron rod found for the southwest corner thereof, being the northwest corner of a tract conveyed to Prosper Detention, LLC, recorded in Document No. 201605270008664250 OPRCT;

THENCE S 07°07'14" W, 123.50 feet along the common line thereof to a 5/8" iron rod with plastic cap found for the northeast corner of Lot 1, Block A, Brookhollow Apartments, recorded in Book 2021, Page 436 PRCCT;

THENCE S 89°19'42" W, 1192.37 feet along the common line thereof;

THENCE S 00°40'18" E, 24.00 feet continuing along the common line of Lot 1 to the northeast corner of a tract conveyed to Prosper Hollow LP, recorded in Document No. 2022000135693 OPRCT;

THENCE along the common line thereof, the following:

N 89°35'50" W, 1542.12 feet to a 1/2" iron rod found;

A non-tangent curve to the left having a central angle of 33°46'54", a radius of 416.49 feet, a chord of S 26°16'06" W - 242.02 feet, an arc length of 245.56 feet;

A compound curve to the left having a central angle of 30°08'03", a radius of 230.00 feet, a chord of S 05°41'23" E - 119.58 feet, an arc length of 120.97 feet;

A reverse curve having a central angle of 18°31'14", a radius of 418.54 feet, a chord of S 11°29'48" E - 134.70 feet, an arc length of 135.29 feet;

A reverse curve having a central angle of 22°08'52", a radius of 230.00 feet, a chord of S 13°18'38" E - 88.35 feet, an arc length of 88.91 feet;

A compound curve to the left having a central angle of 09°25'27", a radius of 1366.94 feet, a chord of S 29°05'47" E - 224.58 feet, an arc length of 224.84 feet;

And a reverse curve having a central angle of 20°57'28", a radius of 270.00 feet, a chord of S 23°19'47" E - 98.21 feet, an arc length of 98.76 feet to a 5/8" iron rod with plastic cap stamped "TXDOT" found for the northeast corner of TXDOT Parcel P00074399, conveyed to the State of Texas, recorded in Document No. 2024000091799 OPRCT;

THENCE along the north line of Parcel P00074399, the following:

S 89°18'36" W, 171.75 feet to a 5/8" iron rod with plastic cap stamped "TXDOT" found;
N 45°41'24" W, 12.72 feet;
S 89°25'35" W, 64.25 feet to a 5/8" iron rod with

plastic cap stamped "TXDOT" found;

S 44°18'36" W, 12.91 feet to a 5/8" iron rod with plastic cap stamped "TXDOT" found;

S 89°18'36" W, 223.85 feet to a 5/8" iron rod with plastic cap stamped "TXDOT" found;

N 86°29'45" W, 150.40 feet;

And S 89°18'36" W, 326.25 feet to a 5/8" iron rod with plastic cap stamped "TXDOT" found on the east line of a tract conveyed to the Town of Prosper, recorded in Document No. 2022000157255 OPRCT, for the northwest corner of TXDOT Parcel P00074399, and being the northeast corner of TXDOT Parcel P00074396, conveyed to the State of Texas, recorded in Document No. 2024000046813 OPRCT;

THENCE along the east line of said Town of Prosper tract, the following:

N 08°52'20" W, 8.76 feet to a 5/8" iron rod found;

N 32°42'21" W, 142.04 feet;

N 09°03'49" E, 134.95 feet;

N 06°15'50" W, 103.40 feet;

N 40°30'33" W, 97.75 feet;

N 04°54'16" W, 45.27 feet;

N 69°01'05" W, 44.26 feet;

And S 89°38'03" W, 110.97 feet to a 1/2" iron rod with plastic cap stamped "SPIARSEN" set on the east line of a tract conveyed to 330 Prosper, L.P., recorded in Document No. 20060811001152020 OPRCT;

THENCE N 00°21'48" W, 802.65 feet along the east line thereof to a 1/2" iron rod with plastic cap stamped "SPIARSEN" set for a southwesterly corner of a tract conveyed to Urban Heights at Brookhollow, LLC, recorded in Document No. 2023000106579 OPRCT;

THENCE along the common line thereof, the following:

S 83°40'45" E, 570.96 feet;

N 00°24'02" W, 209.03 feet;

N 63°35'38" E, 309.62 feet;

N 14°53'03" E, 23.56 feet;

N 13°52'22" W, 21.86 feet;

N 19°14'56" W, 69.44 feet;

N 63°04'51" E, 70.52 feet;

N 42°18'36" E, 60.21 feet;

N 56°30'58" E, 35.97 feet;

N 88°19'15" E, 29.92 feet;

N 75°17'23" E, 13.54 feet;

S 63°58'40" E, 51.90 feet;

S 42°27'20" E, 73.16 feet;

S 24°22'12" E, 20.19 feet;

S 07°50'25" W, 36.52 feet;

S 50°09'30" E, 44.44 feet;

N 57°11'18" E, 76.57 feet;

N 23°00'01" E, 88.91 feet;

N 29°11'21" W, 59.92 feet;

N 50°00'16" W, 111.87 feet;

N 29°23'29" E, 7.11 feet;

N 21°41'47" E, 44.92 feet;

N 84°12'30" E, 36.55 feet;

S 58°39'56" E, 36.65 feet;

S 48°59'21" E, 39.37 feet;

S 54°35'19" E, 44.95 feet;

N 70°48'01" E, 80.79 feet;

N 75°55'21" E, 54.04 feet;

N 48°26'47" E, 40.64 feet;

N 50°50'48" E, 63.78 feet;

N 03°56'25" W, 48.72 feet;

N 19°20'53" E, 31.47 feet;

N 65°32'24" E, 65.18 feet;

N 11°54'21" E, 34.89 feet;

N 70°42'53" W, 81.72 feet;

N 80°00'32" W, 39.18 feet;

N 42°03'10" W, 35.91 feet;

N 07°09'11" E, 39.19 feet;

N 64°10'55" E, 63.99 feet;

N 69°26'50" E, 65.26 feet;

N 07°41'40" W, 120.96 feet;

N 13°45'51" W, 61.40 feet;

N 37°15'49" E, 61.92 feet;

S 83°19'30" E, 40.60 feet;

S 54°38'56" E, 53.92 feet;

S 86°55'40" E, 15.03 feet;

S 55°38'52" E, 37.40 feet;

S 28°34'01" E, 41.18 feet;

S 13°29'57" E, 27.44 feet;

S 42°36'04" E, 67.81 feet;

N 88°47'58" E, 77.24 feet;

N 54°28'29" E, 107.45 feet;

N 21°24'08" W, 123.29 feet;

N 03°15'02" W, 30.57 feet;

N 48°58'15" E, 57.20 feet;

N 28°17'47" E, 137.36 feet;

N 07°37'26" E, 65.14 feet;

N 65°51'32" W, 52.64 feet;

N 22°59'23" E, 80.54 feet;

N 15°43'05" E, 48.99 feet;

N 59°14'56" E, 43.83 feet;

N 62°35'34" E, 56.65 feet;

N 16°57'59" E, 32.41 feet;

N 40°23'05" E, 25.93 feet;

N 39°34'08" E, 34.37 feet;

N 52°56'25" E, 37.87 feet;

N 79°32'10" E, 79.53 feet;

N 11°15'46" E, 41.50 feet;

N 16°15'58" W, 78.92 feet;

And N 11°06'23" E, 39.16 feet to a point for a southerly corner of a tract conveyed to Hunt Wandering Creek Land, LLC, recorded in Document No. 2022000078273 OPRCT;

THENCE along the common line thereof, the following:

N 50°54'57" E, 107.35 feet;

S 68°43'07" E, 28.74 feet;

S 80°34'06" E, 53.18 feet;

N 62°00'14" E, 54.72 feet;

S 84°42'52" E, 32.95 feet;

N 78°49'32" E, 96.95 feet;

S 85°24'24" E, 90.84 feet;

N 72°46'01" E, 67.95 feet;

N 71°08'32" E, 92.62 feet;

S 77°42'10" E, 54.20 feet;

N 71°09'20" E, 75.19 feet;

S 58°00'55" E, 51.44 feet;

S 03°16'58" E, 103.20 feet;

S 80°36'22" E, 60.66 feet;

And N 69°43'04" E, passing at 104.30 feet the southwest corner of Lot 1, Block A, Wandering Creek, recorded in Book 2023, Page 28 PRCCT, and continuing along the common line thereof a total distance of 139.88 feet;

THENCE continuing along the common line thereof, the following:

N 41°10'06" E, 84.32 feet;

N 22°03'36" W, 21.98 feet;

N 05°22'09" E, 21.59 feet;

N 00°09'11" E, 24.02 feet;

N 19°54'34" E, 31.91 feet;

N 58°12'11" E, 31.51 feet;

S 80°40'45" E, 27.16 feet;

N 77°16'14" E, 82.24 feet;

N 44°51'18" E, 63.91 feet;

N 78°26'45" E, 28.31 feet;

N 87°22'30" E, 43.05 feet;

N 53°02'50" E, 33.82 feet;

N 29°53'04" E, 29.95 feet;

S 62°15'42" E, 26.43 feet;

N 66°47'25" E, 26.27 feet;

And N 00°08'08" E, 264.15 feet to the southwest corner of a tract conveyed to PR Ledera, LLC, recorded in Document No. 20210902001788550 OPRCT;

THENCE along the common line thereof, the following:

S 64°57'48" E, 54.48 feet;

N 88°56'09" E, 50.09 feet;

N 62°31'57" E, 127.31 feet;

S 79°26'22" E, 183.33 feet;

N 77°51'13" E, 116.34 feet;

N 51°21'52" E, 176.18 feet;

N 84°30'02" E, 133.19 feet;

N 29°34'03" E, 126.77 feet;

N 64°10'31" E, 237.53 feet;

N 82°14'19" E, 226.80 feet;

N 77°15'36" E, 109.08 feet;

N 45°40'31" E, 91.02 feet;

And N 59°01'21" E, 227.01 feet to a 1/2" iron rod

with plastic cap stamped "SPIARSEN" set on the west line of Farm to Market Road 2478;

THENCE S 00°31'34" E, 150.60 feet along the west line thereof;

THENCE S 30°31'34" E, 30.00 feet continuing along the west line thereof;

THENCE S 00°24'20" E, 124.75 feet to the POINT OF BEGINNING with the subject tract containing 8,285,586 square feet or 190,211 acres of land.

NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS:

THAT JEN Texas 40 LLC acting herein by and through its duly authorized officers, does hereby certify and adopt this plat designated the herein above described property as Mirabella, an addition to the Town of Prosper. The streets and alleys shown on this plat as access easements are for the use and benefit of the owner of the property of this subdivision, their leases, invitees, and licensees. By acceptance of a deed conveying title to any lot in this subdivision, the owner thereof shall be deemed to have agreed and acknowledged and does certify the following:

1. The streets and alleys (and all associated storm sewer systems) are private streets and alleys (and storm sewer) and are dedicated to the Town of Prosper as Access, Utility, and Drainage Easements. The Town has no responsibility or liability to make any repairs to such streets and alleys and storm sewer as long as they are private streets and alleys, except repairs made necessary by reason of installation, repair, or replacement of municipal utilities located therein or in the utility easements adjacent thereto. 2. So long as such streets and alleys and associated storm sewer are private, the sole responsibility for maintenance and replacement thereof shall be borne by the owners of the lots in this subdivision and/or any homeowners' association hereafter established for the owners of lots in this subdivision (the "Association"). 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 same may be hereafter amended. This provision may be enforced by specific performance or by any other remedy allowed by law.

3. Neither the property owners within this subdivision, nor the Association nor any other association or other organization or entity representing them shall have the right to request dedication (whether by voluntary or involuntary act or omission) of such private streets and alleys and storm sewer to the Town unless and until the Town has inspected such streets and alleys and determined that, at the time in question, they meet the Town's standards. If the Town desires to accept a dedication of said streets and alleys and storm sewer, the Association, its successors or assigns, or the owners of the lots in the subdivision will may, at the owners' or the Association's expense, the repairs required by the Town to the private streets and alleys and storm sewer to the Town. Before dedication, all public improvements and dedications shall be free and clear of all debt, liens, and/or encumbrances.

4. These easements and public use areas, as shown, are dedicated for the benefit of the owners of the property in this subdivision, their leases, invitees, and licensees use forever, for the purpose indicated on this plat.

5. The provisions hereof shall be binding upon and enforceable against all property owners in this subdivision, their successors and assigns, and the Association and its successors and assigns. The provisions hereof may be enforced by the Town, any property owner in the subdivision, and/or the Association.

6. These covenants and restrictions shall run with the land and be binding on the owners of the property in this subdivision, their successor and assigns, the Association, its successors and assigns and continuing along the common line thereof a total distance of 139.88 feet;

7. If the owner of the property in this subdivision should open the private streets to the public, such use shall be considered a temporary license only. The owners of property in this subdivision through the Association reserve the right to close the street to the public at any time prior to formal dedication of the street to the public, and acceptance of the same by the Town.

8. The owners of property in this subdivision and the Association shall allow access to the subdivision and the streets in the subdivision to all Town employees and contractors acting on behalf of the Town and all governmental service vehicles, including, without limitation, law enforcement, fire, sanitation, inspection, and health vehicles. In addition, 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 Town's use thereof. The Town of Prosper and public utilities shall, at all time, 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 or removing all or parts of their respective systems without the necessity of procuring permission from anyone.

9. The owners of property within this subdivision hereby agree and recognize that the entire subdivision is benefited by the Town allowing the owners to maintain and control access to the private streets shown hereon, and that the Town is benefited by having the value of the property enhanced for ad valorem tax purposes and not being under any covenants, the benefits shall constitute sufficient and valid consideration.

10. The owners of each lot affected by a drainage easement across the rear portion of such lot may not construct any improvements within such lot except those improvements which (a) do not impede the natural flow of water across the property affected by such drainage easement (such as swimming pools and open fences) and (b) are built in accordance with and pursuant to a building permit issued by the Town. In no event shall JEN Texas 40 LLC, the Town, the Association or any of their successors or assigns have any liability for any improvements built in any drainage or utility easement. Each lot owner shall build in such area at his or her own risk and shall indemnify JEN Texas 40 LLC, the Town, the Association and their successors and assigns against any or all losses, damages and liability arising out of or associated with the construction of improvements on such owner's lot in any drainage or utility easement.

11. 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 landscaping improvements may be placed

in Landscape Easements, if approved by the Town. Landscaping may be placed on any natural easements without Town approval. The Town and public utility entities 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 said easements. The Town of Prosper is not responsible for repairs or improvements in, under, or

Lot Area Table				
Lot #	Block #	Square Feet	Acres	Lot Type
1	A	25,914	0.595	△
2	A	20,888	0.480	△
3	A	16,264	0.373	△
4	A	16,264	0.373	△
5	A	16,264	0.373	△
6	A	18,536	0.426	△
7	A	19,337	0.444	△
8	A	36,845	0.846	△
9	A	15,669	0.360	△
12	A	15,376	0.353	△
15	A	15,398	0.353	△
16	A	15,100	0.347	△
17	A	15,100	0.347	△
18	A	15,100	0.347	△
19	A	15,100	0.347	△
20	A	15,100	0.347	△
21	A	15,100	0.347	△
22	A	15,100	0.347	△
23	A	15,010	0.345	△
25	A	16,214	0.372	△
26	A	18,660	0.428	△

Lot Area Table				
Lot #	Block #	Square Feet	Acres	Lot Type
27	A	17,755	0.408	△
28	A	19,692	0.452	△
29	A	18,518	0.425	△
30	A	15,203	0.349	△
31	A	15,688	0.360	△
32	A	16,278	0.374	△
33	A	15,244	0.350	△
36	A	15,682	0.360	△
37	A	16,109	0.370	△
38	A	17,567	0.403	△
39	A	17,958	0.412	△
40	A	15,581	0.358	△
41	A	15,550	0.357	△
42	A	15,440	0.354	△
43	A	15,053	0.346	△
44	A	15,603	0.358	△
45	A	17,147	0.394	△
46	A	16,869	0.387	△
47	A	27,890	0.640	△
48	A	19,520	0.448	△
49	A	17,948	0.412	△

Lot Area Table				
Lot #	Block #	Square Feet	Acres	Lot Type
50	A	15,001	0.344	△
51	A	15,088	0.346	△
52	A	15,011	0.345	△
53	A	15,016	0.345	△
54	A	15,021	0.345	△
55	A	17,732	0.407	△
56	A	15,291	0.351	△
57	A	16,110	0.370	△
58	A	16,797	0.386	△
59	A	17,843	0.410	△
60	A	15,498	0.356	△
61	A	15,154	0.348	△

Lot Area Table				
Lot #	Block #	Square Feet	Acres	Lot Type
1	B	20,904	0.480	△
2	B	16,829	0.386	△
3	B	15,000	0.344	△
4	B	15,000	0.344	△
5	B	15,000	0.344	△
6	B	18,776	0.431	△
7	B	19,689	0.452	△
8	B	16,002	0.367	△
9	B	17,860	0.410	△
10	B	15,063	0.346	△
11	B	17,761	0.408	△
12	B	24,500	0.562	△

Lot Area Table				
Lot #	Block #	Square Feet	Acres	Lot Type
1	C	17,164	0.394	□
2	C	12,070	0.277	□
3	C	10,195	0.234	□
4	C	9,962	0.229	□
5	C	15,527	0.356	□
6	C	18,534	0.425	□
7	C	9,901	0.227	□
8	C	9,926	0.228	□
9	C	9,867	0.227	□
10	C	10,150	0.233	□
12	C	10,992	0.252	□
13	C	11,733	0.269	□
15	C	9,916	0.228	□
16	C	9,916	0.228	□
17	C	9,916	0.228	□
18	C	9,867	0.227	□
19	C	9,704	0.223	□
20	C	10,853	0.249	□
21	C	13,468	0.309	□

Lot Area Table				
Lot #	Block #	Square Feet	Acres	Lot Type
22	C	9,862	0.226	□
23	C	9,704	0.223	□
24	C	9,620	0.221	□
25	C	9,620	0.221	□
26	C	9,620	0.221	□
27	C	9,620	0.221	□
28	C	9,223	0.212	○
29	C	7,973	0.183	○
30	C	7,973	0.183	○
31	C	7,973	0.183	○
32	C	7,973	0.183	○
33	C	7,973	0.183	○
34	C	7,973	0.183	○
35	C	7,973	0.183	○
36	C	9,223	0.212	○
37	C	7,760	0.178	○
38	C	7,800	0.179	○
39	C	7,800	0.179	○
40	C	7,800	0.179	○
41	C	7,800	0.179	○

Lot Area Table				
Lot #	Block #	Square Feet	Acres	Lot Type
42	C	7,800	0.179	○
43	C	7,800	0.179	○
44	C	7,800	0.179	○
45	C	7,800	0.179	○
46	C	7,800	0.179	○
47	C	7,800	0.179	○
48	C	7,800	0.179	○
49	C	7,800	0.179	○
50	C	7,800	0.179	○
51	C	7,800	0.179	○
52	C	7,800	0.179	○
53	C	7,800	0.179	○
54	C	7,800	0.179	○
55	C	7,800	0.179	○
56	C	7,800	0.179	○
57	C	7,800	0.179	○
58	C	7,831	0.180	○
59	C	8,273	0.190	○
60	C	10,449	0.240	○
61	C	10,919	0.251	○

Lot Area Table				
Lot #	Block #	Square Feet	Acres	Lot Type
62	C	8,586	0.197	□
63	C	11,806	0.271	□
64	C	11,253	0.258	□
65	C	11,130	0.256	□
66	C	10,792	0.248	□
67	C	10,455	0.240	□
68	C	11,033	0.253	□
69	C	11,656	0.268	□
70	C	11,762	0.270	□
71	C	13,106	0.301	□
72	C	11,051	0.254	□
73	C	13,413	0.308	□
74	C	10,899	0.250	□
75	C	9,886	0.227	□
76	C	11,060	0.254	□
77	C	11,060	0.254	□
78	C	10,088	0.232	□
80	C	10,555	0.242	□
81	C	11,240	0.258	□
82	C	12,762	0.293	□

Lot Area Table				
Lot #	Block #	Square Feet	Acres	Lot Type
83	C	11,433	0.262	□
84	C	13,668	0.314	□
85	C	14,572	0.335	□
86	C	10,712	0.246	□
87	C	13,326	0.306	□
88	C	11,899	0.273	□
89	C	10,798	0.248	□
90	C	10,918	0.251	□
91	C	11,647	0.267	□
92	C	9,990	0.229	□
93	C	10,424	0.239	□
94	C	10,991	0.252	□
95	C	11,007	0.253	□
96	C	13,405	0.308	□
97	C	11,175	0.257	□
98	C	11,272	0.259	□
99	C	12,071	0.277	□
100	C	10,296	0.236	□

Lot Area Table				
Lot #	Block #	Square Feet	Acres	Lot Type
1	G	10,504	0.241	○
2	G	10,805	0.248	○
3	G	11,136	0.256	○
4	G	10,526	0.242	○
5	G	10,168	0.233	○
6	G	9,639	0.221	○
7	G	9,093	0.209	○
8	G	8,320	0.191	○
9	G	8,320	0.191	○
10	G	8,320	0.191	○
11	G	8,320	0.191	○
12	G	8,320	0.191	○
13	G	9,654	0.222	○
14	G	9,289	0.213	○
15	G	8,039	0.185	○
16	G	8,039	0.185	○
17	G	8,039	0.185	○
18	G	8,039	0.185	○
19	G	8,039	0.185	○
20	G	8,039	0.185	○
21	G	8,039	0.185	○
22	G	8,024	0.184	○
23	G	9,522	0.219	○
24	G	11,856	0.272	○
25	G	12,339	0.283	○
26	G	11,117	0.255	○
27	G	9,824	0.226	○
28	G	9,111	0.209	○

Lot Area Table				
Lot #	Block #	Square Feet	Acres	Lot Type
1	H	12,233	0.281	○
2	H	9,050	0.208	○
3	H	8,090	0.186	○
4	H	7,806	0.179	○
5	H	7,800	0.179	○
6	H	7,800	0.179	○
7	H	7,800	0.179	○
8	H	7,800	0.179	○
9	H	7,800	0.179	○
10	H	7,800	0.179	○
11	H	7,800	0.179	○
12	H	7,800	0.179	○
13	H	7,800	0.179	○
14	H	7,800	0.179	○
15	H	7,800	0.179	○
16	H	7,800	0.179	○
17	H	9,055	0.208	○
18	H	9,055	0.208	○
19	H	7,800	0.179	○
20	H	7,800	0.179	○
21	H	7,800	0.179	○
22	H	7,800	0.179	○
23	H	7,800	0.179	○
24	H	7,800	0.179	○
25	H	7,800	0.179	○
26	H	7,800	0.179	○
27	H	7,800	0.179	○
28	H	7,800	0.179	○
29	H	7,800	0.179	○
30	H	7,800	0.179	○
31	H	7,800	0.179	○
32	H	7,800	0.179	○
33	H	7,800	0.179	○
34	H	10,004	0.230	○

Lot Area Table				
Lot #	Block #	Square Feet	Acres	Lot Type
1	D	19,103	0.439	□
2	D	13,687	0.314	□
3	D	12,297	0.282	□
4	D	11,294	0.259	□
5	D	12,366	0.284	□
6	D	11,194	0.257	□
7	D	10,101	0.232	□
8	D	10,694	0.245	□
9	D	10,944	0.251	□
10	D	11,202	0.257	□
11	D	11,965	0.275	□
12	D	13,314	0.306	□

Lot Area Table				
Lot #	Block #	Square Feet	Acres	Lot Type
1	F	12,409	0.285	□
2	F	12,074	0.277	□
3	F	10,305	0.237	□
4	F	10,881	0.250	□
5	F	11,291	0.259	□
6	F	11,202	0.257	□
7	F	10,140	0.233	□
8	F	9,768	0.224	□
9	F	9,768	0.224	□
10	F	11,096	0.255	□
11	F	9,050	0.208	○
12	F	7,800	0.179	○
13	F	7,800	0.179	○
14	F	7,800	0.179	○
15	F	7,803	0.179	○
16	F	7,983	0.183	○
17	F	9,013	0.207	○
18	F	11,013	0.253	○
19	F	10,211	0.234	○
20	F	9,876	0.227	○
21	F	9,449	0.217	○
22	F	9,883	0.227	○
23	F	13,006	0.299	○

Lot Area Table				
Lot #	Block #	Square Feet	Acres	Lot Type
1	E	13,671	0.314	