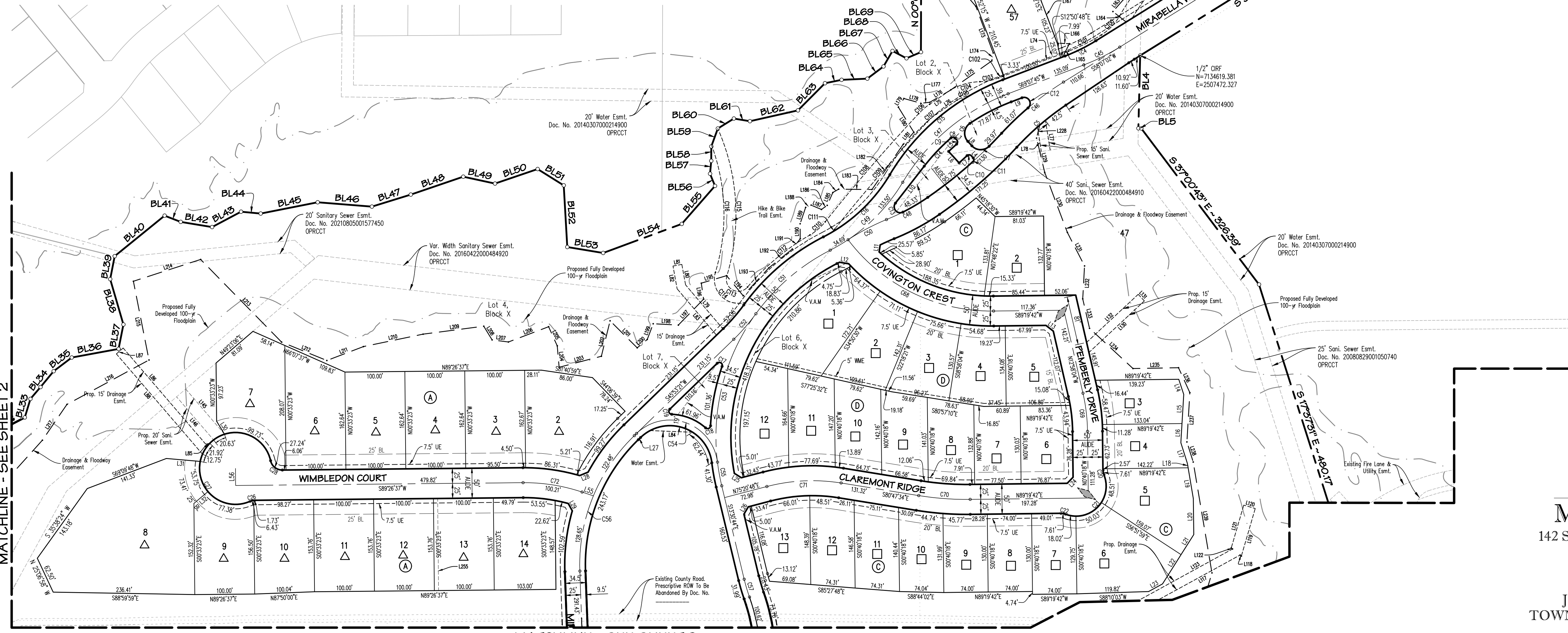


- NOTES:
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 - All corners are 1/2 inch iron rods with yellow plastic caps stamped "SPIARSEN" unless otherwise noted.
 - All development will comply with Town of Prosper PD-114 Requirements.
 - This property falls into Zone A, according to the flood insurance rate maps, Panel No. 48095C0255J Map Revision June 2, 2009 and Zone AE according to the LOMR 16-06-3366P, effective May 8, 2017.
 - All open space areas, Lot 1-14, Block X to be owned and maintained by the H.O.A.
 - All landscape easements must be exclusive of any other type of easement, with the exception of perpendicular crossings, unless otherwise approved by Town Council.
 - Key Lot fencing restrictions exist on this plat.
 - Finished floor elevation shall be at least 2' above the 100-year floodplain.
 - Tree preservation and mitigation plan shall be submitted to the town prior to development. After final acceptance of the subdivision, tree preservation and no-build easement shall be enforced by the HOA. It is their discretion whether to approve tree removal or building within the easement limits shown on this plat. At no time shall a tree greater with a diameter greater than or equal to 40" be removed without approval from the Town Council.
 - Whereby the homeowners' or property owners' association, as owner of the private streets and appurtenances, agrees to release, indemnify, defend and hold harmless the town, any governmental entity and public utility.
 - For damages to the private street occasioned by the reasonable use of the private street by the town, governmental entity of public utility.
 - For damages and injury (including death) arising from the condition of said private street;
 - For damages and injury (including death) arising out of the use by the town, governmental entity or public utility of any restricted access gate or entrance; and
 - For damages and injury (including death) arising out of any use of the subdivision by the town, governmental entity or public utility. Further, such language shall provide that all lot owners shall release the town, governmental entities and public utilities for such damages and injuries.
 - THE INDEMNIFICATIONS CONTAINED IN THE ABOVE LANGUAGE APPLY REGARDLESS OF WHETHER OR NOT SUCH DAMAGES AND INJURY (INCLUDING DEATH) ARE CAUSED BY THE NEGLIGENT ACT OR OMISSION OF THE TOWN, GOVERNMENTAL ENTITY OR PUBLIC UTILITY, OR THEIR REPRESENTATIVE OFFICERS, EMPLOYEES OR AGENTS.

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 Checked by: JEN Texas 40 LLC, Date: 6/27/2026 6:56:58 PM

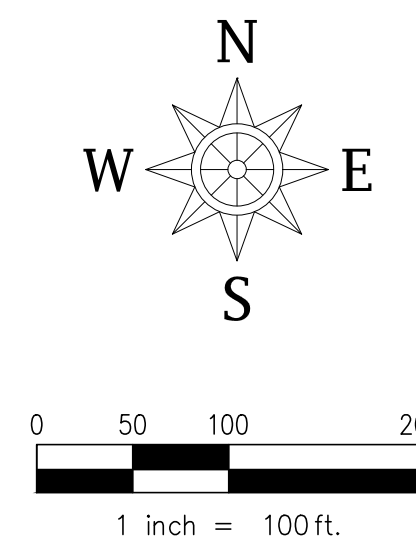


Lot Summary	
Lot Type	Total
△ Type A	44
□ Type B	67
○ Type C	31
Total	142

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 PC".
IRF	IRON ROD FOUND
CRF	CAPPED IRON ROD FOUND
AMF	ALUMINUM MONUMENT FOUND
CM	CONTROL MONUMENT
Emt.	EASEMENT
ULI	UTILITY
DE	DRAINAGE EASEMENT
DU	DRAINAGE AND UTILITY EASEMENT
LE	DRAINAGE EASEMENT
WE	WATER EASEMENT
SSE	SANITARY SEWER EASEMENT
SE	SIDEWALK EASEMENT
STE	STREET EASEMENT
AE	ACCESS, UTILITY & DRAINAGE EASEMENT
WME	WALL MAINTENANCE EASEMENT
HBE	HIKE & BIKE TRAIL EASEMENT
VAM	VISIBILITY, ACCESS & MAINTENANCE EASEMENT
(BIP)	BY THIS PLAT
ROW	RIGHT-OF-WAY
Min. FF	MINIMUM FINISH FLOOR ELEVATION
BL	BUILDING LINE
ST	STREET NAME CHANGE
(A)	BLOCK DESIGNATION
▲	LOT FRONTAGE
CB	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
DRCT	DEED RECORDS, COLLIN COUNTY, TEXAS
PRCT	PLAT RECORDS, COLLIN COUNTY, TEXAS
OPROCT	OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
DRDCT	DEED RECORDS, DENTON COUNTY, TEXAS
PRDCT	PLAT RECORDS, DENTON COUNTY, TEXAS
OPRODCT	OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS
DRDCT	DEED RECORDS, DALLAS COUNTY, TEXAS
MROCT	MAP RECORDS, DALLAS COUNTY, TEXAS
OPRODCT	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS

DEVAPP-25-0069
 FINAL PLAT
MIRABELLA PHASE 1
 142 SINGLE FAMILY LOTS: 44 LOTS (TYPE A)
 67 LOTS (TYPE B), 31 LOTS (TYPE C)
 16 OPEN SPACE / HOA LOTS
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 J. HORN SURVEY ~ ABSTRACT NO. 411
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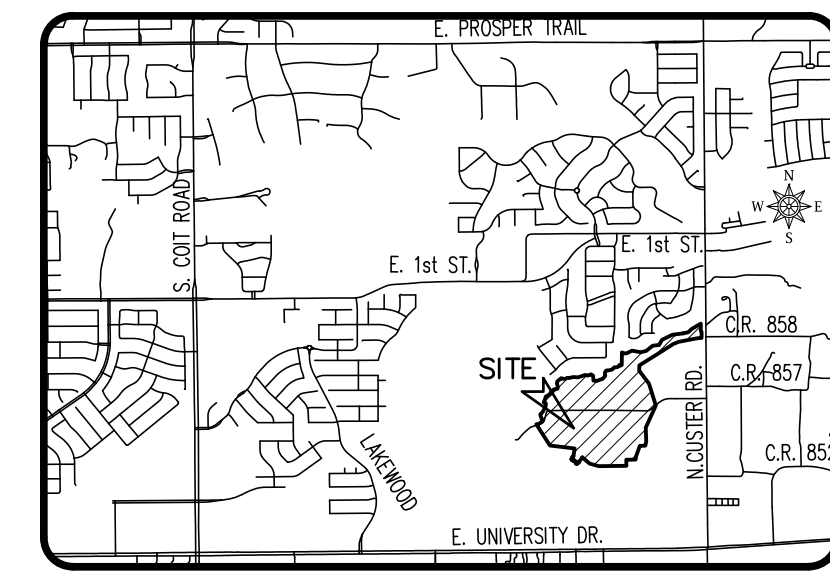
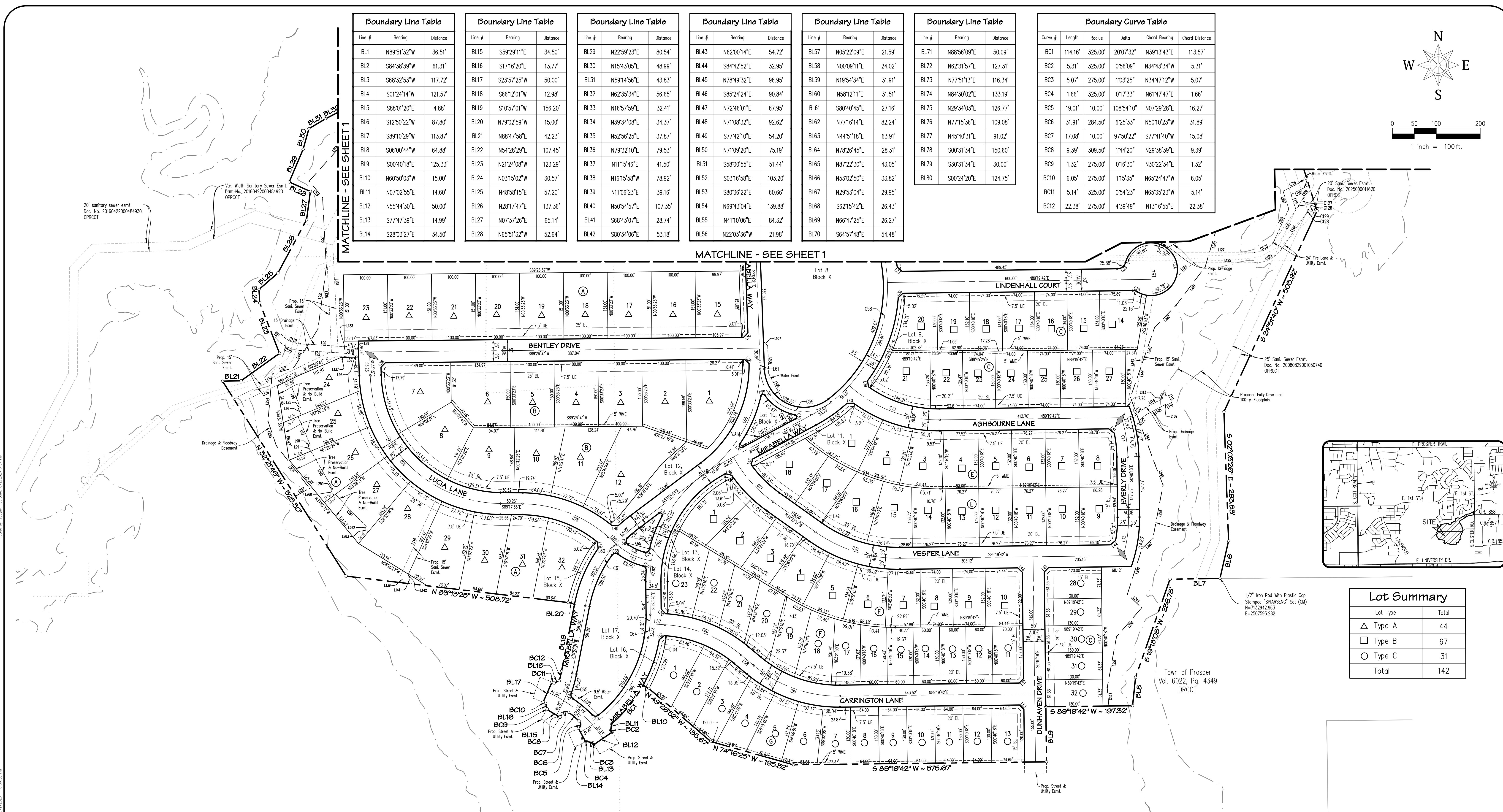
OWNER JEN Texas 40 LLC 1601 Elm Street, Suite 4360 Dallas, TX 75201 Telephone: (214) 543-5062 Contact: Mike Brady	DEVELOPER TG Project Management 1 LLC 5301 Elm Street, Suite 120 Plano, TX 75024 Telephone: (469) 532-0689 Contact: Andre Ferrari	ENGINEER / SURVEYOR Spiars Engineering, Inc. 765 Custer Road, Suite 100 Plano, TX 75075 Telephone: (972) 422-0077 TBPELS No. F-10043100 Contact: Colton Smith, P.E.
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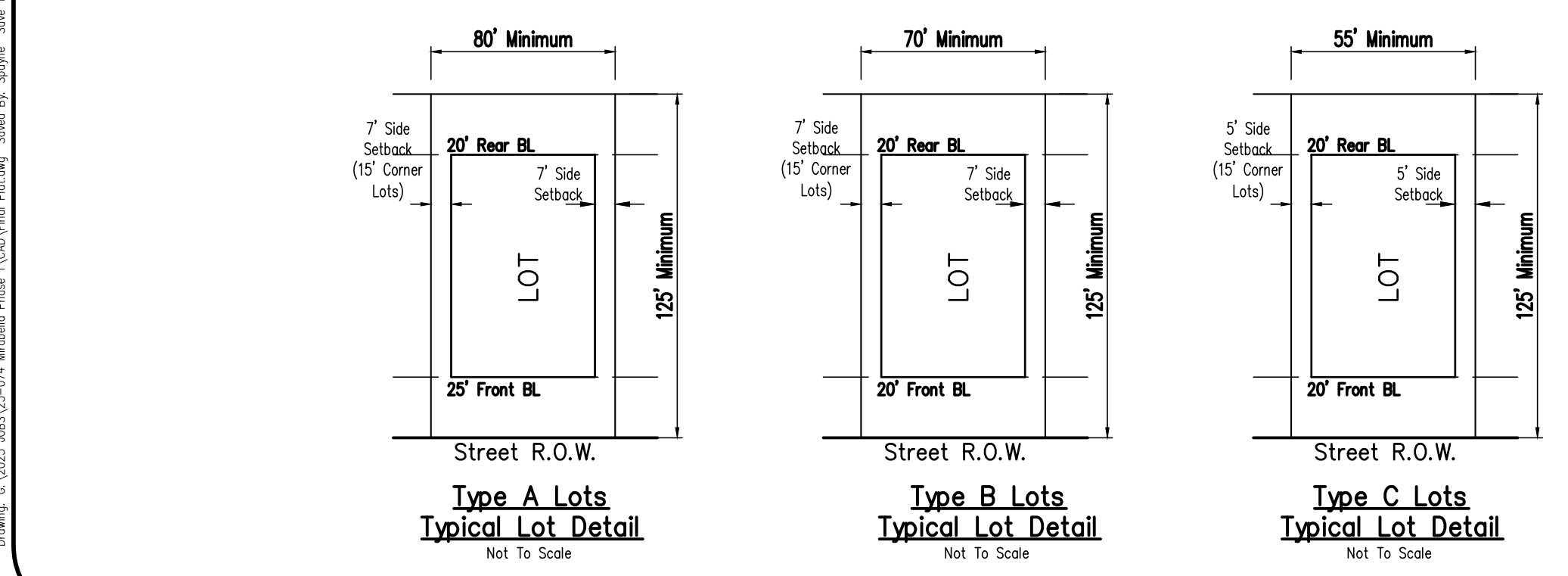
Boundary Line Table			Boundary Line Table			Boundary Line Table			Boundary Line Table			Boundary Line Table			Boundary Line Table			Boundary Curve Table							
Line #	Bearing	Distance	Line #	Bearing	Distance	Line #	Bearing	Distance	Line #	Bearing	Distance	Line #	Bearing	Distance	Line #	Bearing	Distance	Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance		
BL1	N89°51'32"W	36.51'	BL15	S59°29'11"E	34.50'	BL29	N22°59'23"E	80.54'	BL43	N62°00'14"E	54.72'	BL57	N05°22'09"E	21.59'	BL71	N88°56'09"E	50.09'	BC1	114.16'	325.00'	20°07'32"	N39°13'43"E	113.57'		
BL2	S84°38'39"W	61.31'	BL16	S17°16'20"E	13.77'	BL30	N15°43'05"E	48.99'	BL44	S84°42'52"E	32.95'	BL58	N00°09'11"E	24.02'	BL72	N62°31'57"E	127.31'	BC2	5.31'	325.00'	0°56'09"	N34°43'34"W	5.31'		
BL3	S68°32'53"W	117.72'	BL17	S23°57'25"W	50.00'	BL31	N59°44'56"E	43.83'	BL45	N78°49'32"E	96.95'	BL59	N19°54'34"E	31.91'	BL73	N77°51'13"E	116.34'	BC3	5.07'	275.00'	1°03'25"	N34°47'12"W	5.07'		
BL4	S01°24'14"W	121.57'	BL18	S66°12'01"W	12.98'	BL32	N62°35'34"E	56.65'	BL46	S85°24'24"E	90.84'	BL60	N58°12'11"E	31.51'	BL74	N84°30'02"E	133.19'	BC4	1.66'	325.00'	0°17'33"	N61°47'47"E	1.66'		
BL5	S88°01'20"E	4.88'	BL19	S10°57'01"W	156.20'	BL33	N16°57'59"E	32.41'	BL47	N72°46'01"E	67.95'	BL61	S80°40'45"E	27.16'	BL75	N29°34'03"E	126.77'	BC5	19.01'	10.00'	108°54'10"	N07°29'28"E	16.27'		
BL6	S12°50'22"W	87.80'	BL20	N79°02'59"W	15.00'	BL34	N39°34'08"E	34.37'	BL48	N71°08'32"E	92.62'	BL62	N77°16'14"E	82.24'	BL76	N77°15'36"E	109.08'	BC6	31.91'	284.50'	6°25'33"	N50°10'23"W	31.89'		
BL7	S89°10'29"W	113.87'	BL21	N88°47'58"E	42.23'	BL35	N52°56'25"E	37.87'	BL49	S77°42'10"E	54.20'	BL63	N44°51'18"E	63.91'	BL77	N45°40'31"E	91.02'	BC7	17.08'	10.00'	97°50'22"	S77°41'40"W	15.08'		
BL8	S06°00'44"W	64.88'	BL22	N54°28'29"E	107.45'	BL36	N79°32'10"E	79.53'	BL50	N71°09'20"E	75.19'	BL64	N78°26'45"E	28.31'	BL78	S00°31'34"E	150.60'	BC8	9.39'	309.50'	1°44'20"	N29°38'39"E	9.39'		
BL9	S00°40'18"E	125.33'	BL23	N21°24'08"W	123.29'	BL37	N11°15'46"E	41.50'	BL51	S58°00'55"E	51.44'	BL65	N87°22'30"E	43.05'	BL79	S30°31'34"E	30.00'	BC9	1.32'	275.00'	0°16'30"	N30°22'34"E	1.32'		
BL10	N60°50'03"W	15.00'	BL24	N03°15'02"W	30.57'	BL38	N16°15'58"W	78.92'	BL52	S03°16'58"E	103.20'	BL66	N53°02'50"E	33.82'	BC10	6.05'	275.00'	1°15'35"	N65°24'47"W	6.05'					
BL11	N07°02'55"E	14.60'	BL25	N48°58'15"E	57.20'	BL39	N11°06'23"E	39.16'	BL53	S80°36'22"E	60.66'	BL67	N29°53'04"E	29.95'	BC11	5.14'	325.00'	0°54'23"	N65°35'23"W	5.14'					
BL12	N55°44'30"E	50.00'	BL26	N28°17'47"E	137.36'	BL40	N50°54'57"E	107.35'	BL54	N69°43'04"E	139.88'	BL68	S62°15'42"E	26.43'	BC12	22.38'	275.00'	4°39'49"	N13°16'55"E	22.38'					
BL13	S77°47'39"E	14.99'	BL27	N07°37'26"E	65.14'	BL41	S68°43'07"E	28.74'	BL55	N41°10'06"E	84.32'	BL69	N66°47'25"E	26.27'											
BL14	S28°03'27"E	34.50'	BL28	N65°51'32"W	52.64'	BL42	S80°34'06"E	53.18'	BL56	N22°03'36"W	21.98'	BL70	S64°57'48"E	54.48'											

MATCHLINE - SEE SHEET 1

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DEVAPP-25-0069
FINAL PLAT

MIRABELLA PHASE 1

142 SINGLE FAMILY LOTS: 44 LOTS (TYPE A)
67 LOTS (TYPE B), 31 LOTS (TYPE C)
16 OPEN SPACE / HOA LOTS
94.007 ACRES OUT OF THE
J.HORN SURVEY ~ ABSTRACT NO. 411
TOWN OF PROSPER, COLLIN COUNTY, TEXAS

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Drawn: G. 2025 285125-024 Mirabella Phase 1 (CAD) Final Plat.dwg. Sealed By: Signap. Save Time: 4/27/2026 6:56:38 PM
 Printed by: Signap Plat Date: 4/27/2026 6:57 PM

Lot Area Table				
Lot #	Block #	Square Feet	Acres	Lot Type
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	19,304	0.443	△
8	A	46,625	1.070	△
9	A	15,669	0.360	△
10	A	15,517	0.356	△
11	A	15,376	0.353	△
12	A	15,376	0.353	△
13	A	15,376	0.353	△
14	A	15,746	0.361	△
15	A	15,398	0.353	△
16	A	15,100	0.347	△
17	A	15,100	0.347	△

Lot Area Table				
Lot #	Block #	Square Feet	Acres	Lot Type
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	15,100	0.347	△
24	A	16,343	0.375	△
25	A	16,214	0.372	△
26	A	18,660	0.428	△
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	△
57	A	19,811	0.455	△

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	16,977	0.390	□
2	C	12,070	0.277	□
3	C	10,220	0.235	□
4	C	9,962	0.229	□
5	C	15,527	0.356	□
6	C	18,441	0.423	□
7	C	9,901	0.227	□
8	C	9,620	0.221	□
9	C	9,650	0.222	□
10	C	10,037	0.230	□
11	C	10,620	0.244	□
12	C	11,004	0.253	□
13	C	11,736	0.269	□
14	C	12,764	0.293	□
15	C	9,916	0.228	□
16	C	9,916	0.228	□

Lot Area Table				
Lot #	Block #	Square Feet	Acres	Lot Type
17	C	9,916	0.228	□
18	C	9,862	0.226	□
19	C	9,866	0.222	□
20	C	10,853	0.249	□
21	C	13,468	0.309	□
22	C	9,876	0.227	□
23	C	9,712	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	□

Lot Area Table				
Lot #	Block #	Square Feet	Acres	Lot Type
1	D	19,110	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	E	13,671	0.314	□
2	E	11,299	0.259	□
3	E	11,168	0.256	□
4	E	10,574	0.243	□
5	E	10,068	0.231	□
6	E	10,068	0.231	□
7	E	10,068	0.231	□
8	E	11,181	0.257	□
9	E	11,191	0.257	□
10	E	10,068	0.231	□
11	E	10,068	0.231	□
12	E	10,068	0.231	□
13	E	10,068	0.231	□
14	E	10,170	0.233	□
15	E	12,111	0.278	□
16	E	12,892	0.296	□
17	E	10,058	0.231	□
18	E	12,970	0.298	□

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	□

Lot Area Table				
Lot #	Block #	Square Feet	Acres	Lot Type
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	G	10,504	0.241	○
2	G	10,805	0.246	○
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	○

Open Space Area Table		
Lot #	Block #	Acres
2	X	0.101
3	X	0.131
4	X	20.218
6	X	0.147
7	X	0.097
8	X	3.377
9	X	0.077
10	X	0.137
11	X	0.091
12	X	0.317
13	X	0.127
14	X	0.077
15	X	0.051
16	X	0.041
17	X	0.939

Lot Line Table		
Line #	Bearing	Distance
L1	S44°43'05"W	34.59'
L2	S44°22'51"E	36.15'
L3	N42°26'29"W	3.92'
L4	S42°26'29"E	4.79'
L5	N47°33'31"E	18.00'
L6	N42°26'29"W	26.00'
L7	S47°33'31"W	18.00'
L8	S42°26'29"E	9.97'
L9	N69°07'45"E	19.27'
L10	S37°55'11"W	78.26'
L11	S08°19'46"W	11.67'
L12	S80°23'19"E	15.67'
L13	S51°49'11"E	15.58'
L14	S18°15'41"E	26.65'
L15	S03°25'46"W	48.72'
L16	S03°25'46"W	32.02'
L17	S17°30'10"E	36.33'
L18	S09°35'17"E	7.38'
L19	S09°35'17"E	52.21'
L20	S00°40'18"E	60.07'
L21	S32°20'50"W	39.62'
L22	S32°20'50"W	57.89'
L23	S61°16'46"W	26.49'
L24	S44°19'42"W	14.14'
L25	S58°10'41"E	13.77'
L26	N30°55'02"E	14.28'
L27	N45°53'21"E	5.09'
L28	N67°22'51"E	15.35'
L29	S28°22'33"E	14.08'
L30	N31°04'57"W	25.48'

Lot Line Table		
Line #	Bearing	Distance
L31	N84°59'26"W	56.69'
L32	S49°56'35"W	30.68'
L33	S48°41'49"E	14.87'
L34	N46°08'57"E	14.58'
L35	N43°41'08"E	13.95'
L36	S46°13'53"E	14.31'
L37	N88°26'45"E	41.32'
L38	N43°56'41"E	14.02'
L39	S08°07'17"E	13.98'
L40	N87°12'39"E	15.33'
L41	S51°51'33"E	15.58'
L42	S50°22'17"W	15.55'
L43	N44°19'42"E	14.14'
L44	S45°40'18"E	14.14'
L45	S03°25'46"W	13.33'
L46	S75°07'52"E	14.80'
L47	S53°05'03"W	56.78'
L48	S88°36'03"W	14.89'
L49	S06°43'49"E	14.66'
L50	N43°26'51"W	14.62'
L51	N51°10'32"E	14.78'
L52	S44°19'42"W	14.14'
L53	S45°40'18"E	14.14'

Lot Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
C1	56.05'	250.00'	125°04'2"	S72°44'09"W	55.93'
C2	54.60'	250.00'	123°04'9"	N72°34'12"E	54.49'
C3	63.38'	261.50'	135°31'5"	N86°06'07"E	63.23'
C4	57.66'	300.00'	110°04'3"	N63°37'23"E	57.57'
C5	108.22'	465.50'	137°19'13"	S49°22'15"W	107.98'
C6	34.30'	20.00'	98°16'22"	S06°41'42"W	30.25'
C7	32.30'	20.00'	92°32'12"	S88°42'35"E	28.90'
C8	7.73'	5.00'	88°32'40"	N86°42'49"W	6.98'
C9	7.85'	5.00'	90°00'00"	N02°33'31"E	7.07'
C10	7.85'	5.00'	90°00'00"	N87°26'29"W	7.07'
C11	7.24'	4.59'	90°20'05"	N08°11'47"E	6.51'
C12	28.03'	10.00'	160°34'50"	N30°34'50"W	19.71'
C13	27.00'	10.00'	154°40'41"	S39°25'09"E	19.51'
C14	64.96'	335.50'	110°51'40"	S43°28'01"W	64.86'
C15	250.85'	375.00'	88°19'35"	S49°55'58"W	246.19'
C16	154.18'	275.00'	32°07'21"	N46°51'51"E	152.17'
C17	13.37'	5.00'	153°12'20"	N57°30'30"W	9.73'
C18	11.23'	5.00'	128°44'19"	N67°18'35"E	9.02'
C19	11.68'	5.00'	133°52'40"	S21°02'59"E	9.20'
C20	7.61'	20.00'	214°71'12"	S11°33'54"E	7.56'
C21	50.03'	50.00'	57°19'59"	N61°48'01"E	47.97'

Lot Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
C22	7.61'	20.00'	214°71'12"	N79°46'41"W	7.56'
C23	25.88'	20.00'	74°08'04"	N52°15'40"E	24.11'
C24	277.08'	60.00'	264°35'15"	N32°30'44"W	88.76'
C25	11.03'	20.00'	31°36'42"	N74°51'56"W	10.90'
C26	6.43'	20.00'	18°25'26"	S75°15'58"W	6.40'
C27	53.75'	60.00'	51°19'35"	S14°23'37"E	51.97'
C28	27.24'	20.00'	78°02'36"	S51°32'05"E	25.18'
C29	11.53'	5.00'	132°06'06"	S78°44'07"W	9.14'
C30	12.27'	5.00'	140°38'53"	N08°34'00"W	9.42'
C31	13.37'	5.00'	153°10'49"	S41°39'09"E	9.73'
C32	13.54'	5.00'	155°12'06"	N49°18'54"W	9.77'
C33	80.06'	309.50'	144°49'17"	S20°52'30"W	79.84'
C34	16.26'	10.00'	93°11'16"	N60°03'30"E	14.53'
C35	40.17'	134.50'	17°06'32"	S64°47'34"E	40.02'
C36	17.99'	10.00'	103°05'42"	S04°41'25"E	15.66'
C37	33.52'	290.50'	6°36'41"	S50°09'47"W	33.50'
C38	15.65'	10.00'	89°41'41"	N81°12'11"E	14.10'
C39	13.94'	10.00'	79°52'13"	S35°41'12"E	12.84'
C40	14.65'	10.00'	83°56'12"	N86°46'20"W	13.37'
C41	13.06'	10.00'	74°48'1		

