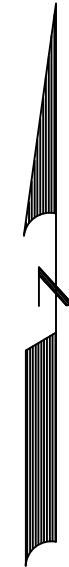
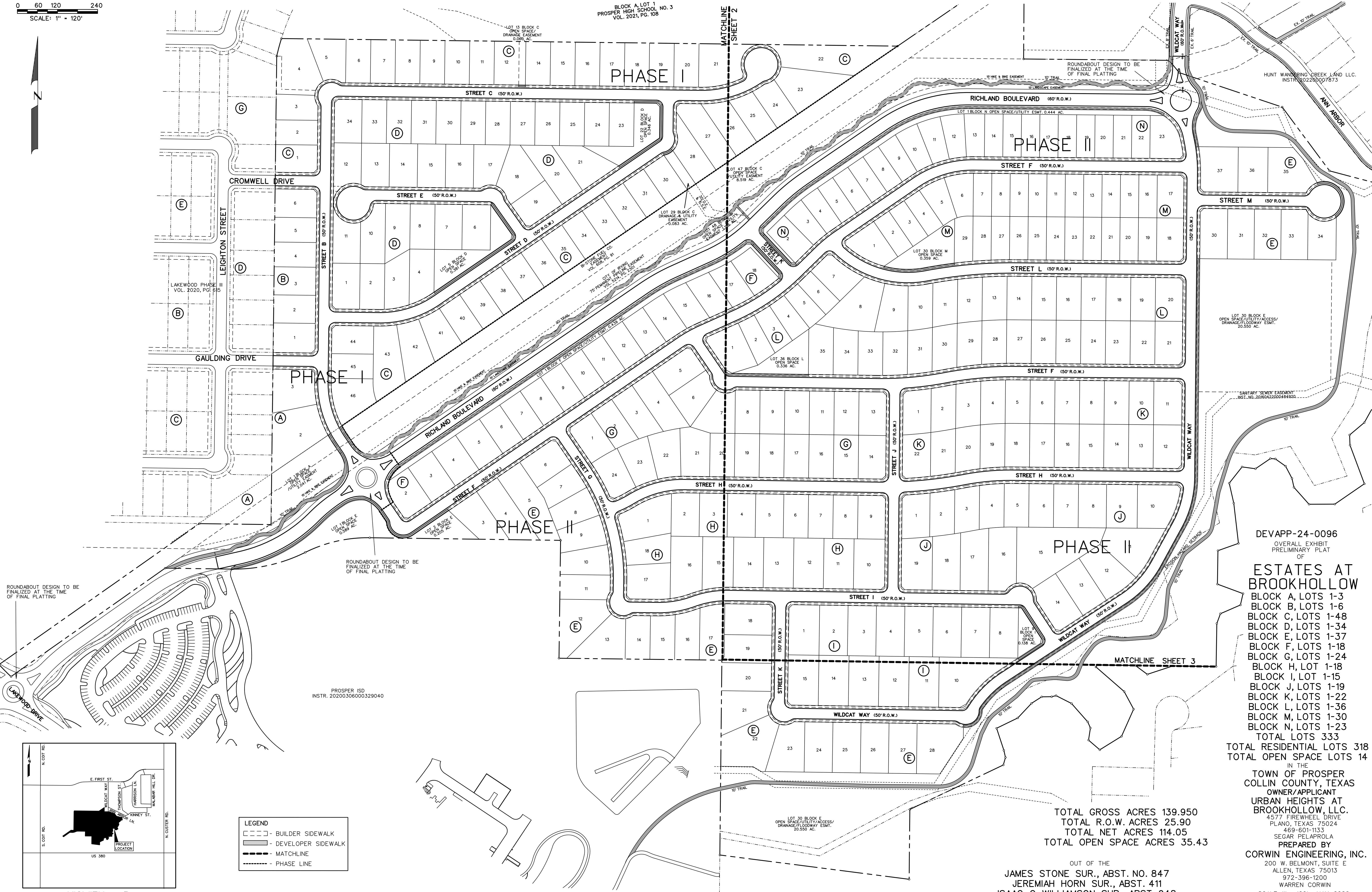


0 60 120 240
SCALE: 1" = 120'



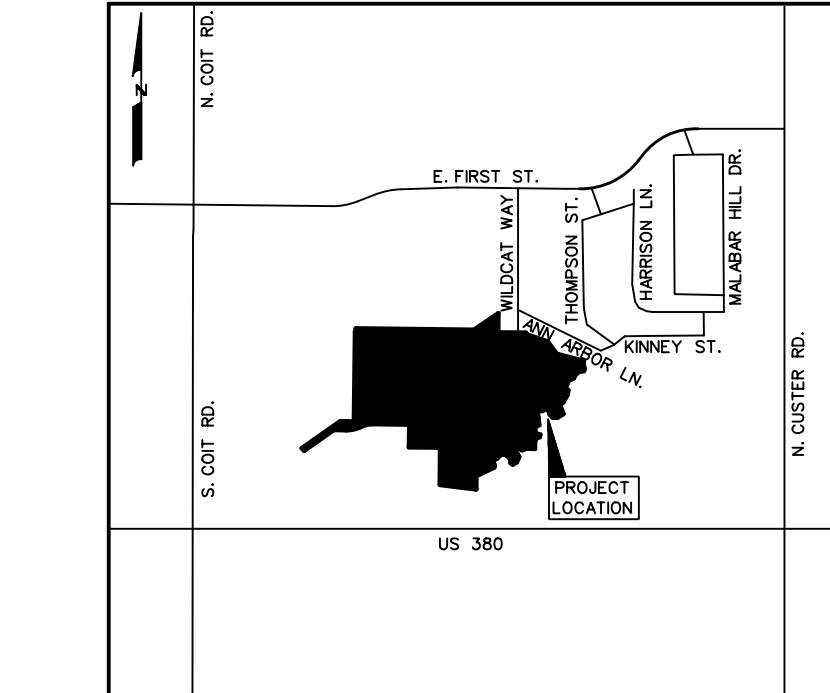
BLOCK A, LOT 1
PROSPER HIGH SCHOOL NO. 3
VOL. 2021, PG. 108



ROUNDABOUT DESIGN TO BE FINALIZED AT THE TIME OF FINAL PLATTING

ROUNDABOUT DESIGN TO BE FINALIZED AT THE TIME OF FINAL PLATTING

ROUNDABOUT DESIGN TO BE FINALIZED AT THE TIME OF FINAL PLATTING



VICINITY MAP
N.T.S.

LEGEND

- BUILDER SIDEWALK
- DEVELOPER SIDEWALK
- MATCHLINE
- PHASE LINE

DEVAPP-24-0096
OVERALL EXHIBIT
PRELIMINARY PLAT
OF
ESTATES AT BROOKHOLLOW
BLOCK A, LOTS 1-3
BLOCK B, LOTS 1-6
BLOCK C, LOTS 1-48
BLOCK D, LOTS 1-34
BLOCK E, LOTS 1-37
BLOCK F, LOTS 1-18
BLOCK G, LOTS 1-24
BLOCK H, LOT 1-18
BLOCK I, LOT 1-15
BLOCK J, LOTS 1-19
BLOCK K, LOTS 1-22
BLOCK L, LOTS 1-36
BLOCK M, LOTS 1-30
BLOCK N, LOTS 1-23
TOTAL RESIDENTIAL LOTS 318
TOTAL OPEN SPACE LOTS 14

TOTAL GROSS ACRES 139.950
TOTAL R.O.W. ACRES 25.90
TOTAL NET ACRES 114.05
TOTAL OPEN SPACE ACRES 35.43

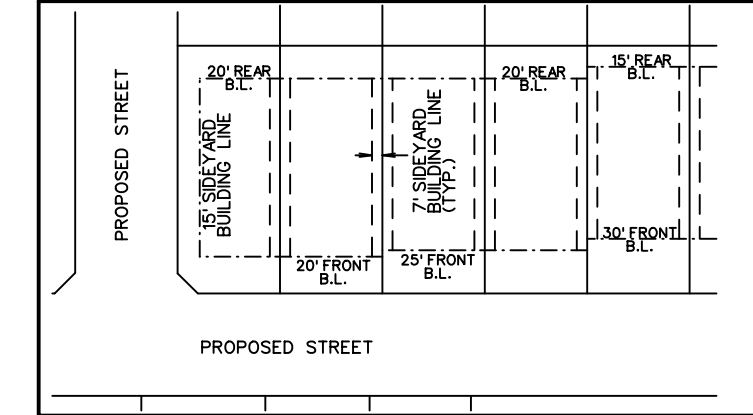
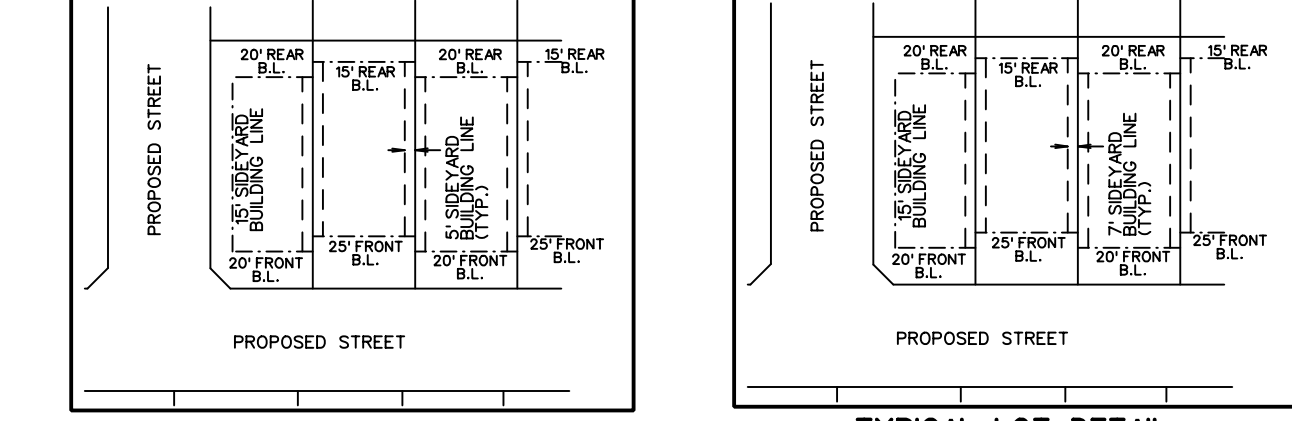
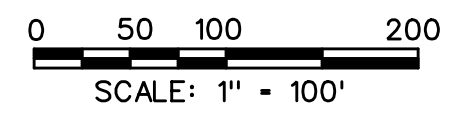
OUT OF THE
JAMES STONE SUR., ABST. NO. 847
JEREMIAH HORN SUR., ABST. 411
ISAAC C. WILLIAMSON SUR., ABST. 948

IN THE
TOWN OF PROSPER
COLLIN COUNTY, TEXAS
OWNER/APPLICANT
URBAN HEIGHTS AT
BROOKHOLLOW, LLC.
4577 FIREWHEEL DRIVE
PLANO, TEXAS 75024
469-601-1133
SEGAR PELAPROLA
PREPARED BY
CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200
WARREN CORWIN
SCALE 1" = 120' MAY 2026

NOTES:

- Bearings are referenced to Wandering Creek Phase 1, as described in Doc. No. 2025-283, in the Plat Records of Collin County, Texas.
- LEGEND**

 - B.L. - Building Line
 - C.M. - Controlling Monuments
 - H.O.A. - Homeowners Association
 - D.E. - Drainage Easement
 - S.S.E. - Sanitary Sewer Easement
 - W.M.E. - Wall Maintenance Easement
 - 10' TRAIL
 - - - Matchline
 - - - Phase Line
 - ↑ Street Name Change
 - △ Indicates front yard (Key Lot)
 - ~ Existing Tree Line (Detailed tree survey required with Final Plat)
- "Notice: Selling a portion of this addition by metes and bounds is a violation of city ordinance and state law and is subject to fines and withholding of utility and building permits".
- All fences adjacent to parks or open spaces shall be ornamental metal. To include offsite open space lots.
- A Hike & Bike Trail will be allowed in the City of Irving Easement but limited to south 15' of the easement.
- Construction plans require City of Irving approval.
- Open Spaces owned and maintained by H.O.A. (LOT 1 BLK A, LOTS 13 & 29 & 47 & 48 BLK C, LOTS 5 & 22 BLK D, LOTS 1 & 29 BLK E, LOT 1 BLK F, LOT 9 BLK I, LOT 36 BLK L, LOT 30 BLK M, LOT 1 BLK N)
- All R.O.W. dedicated in fee simple to the Town of Prosper. (3.681 ac./160,344 sq.ft.)
- HOA lots to be used for landscaping and hike & bike trails.
- The purpose of this plat is for single family development.
- All landscape easements must be exclusive of any other type of easement.



TYPICAL LOT DETAIL
N.T.S.
TYPE 'B-T' HAVE A 7' SIDEYARD
TYP. MIN. LOT DEPTH - 125'
TYP. MIN. LOT WIDTH - 80'



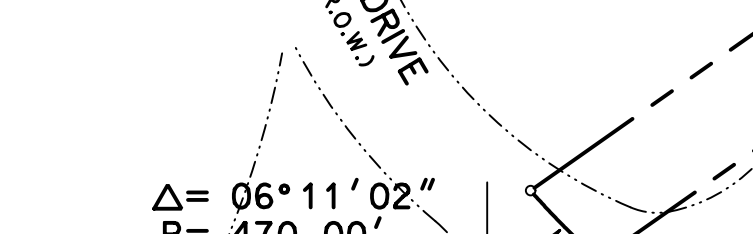
TYPICAL LOT DETAIL
N.T.S.
TYPE 'B-T' HAVE A 7' SIDEYARD
TYP. MIN. LOT DEPTH - 125'
TYP. MIN. LOT WIDTH - 80'



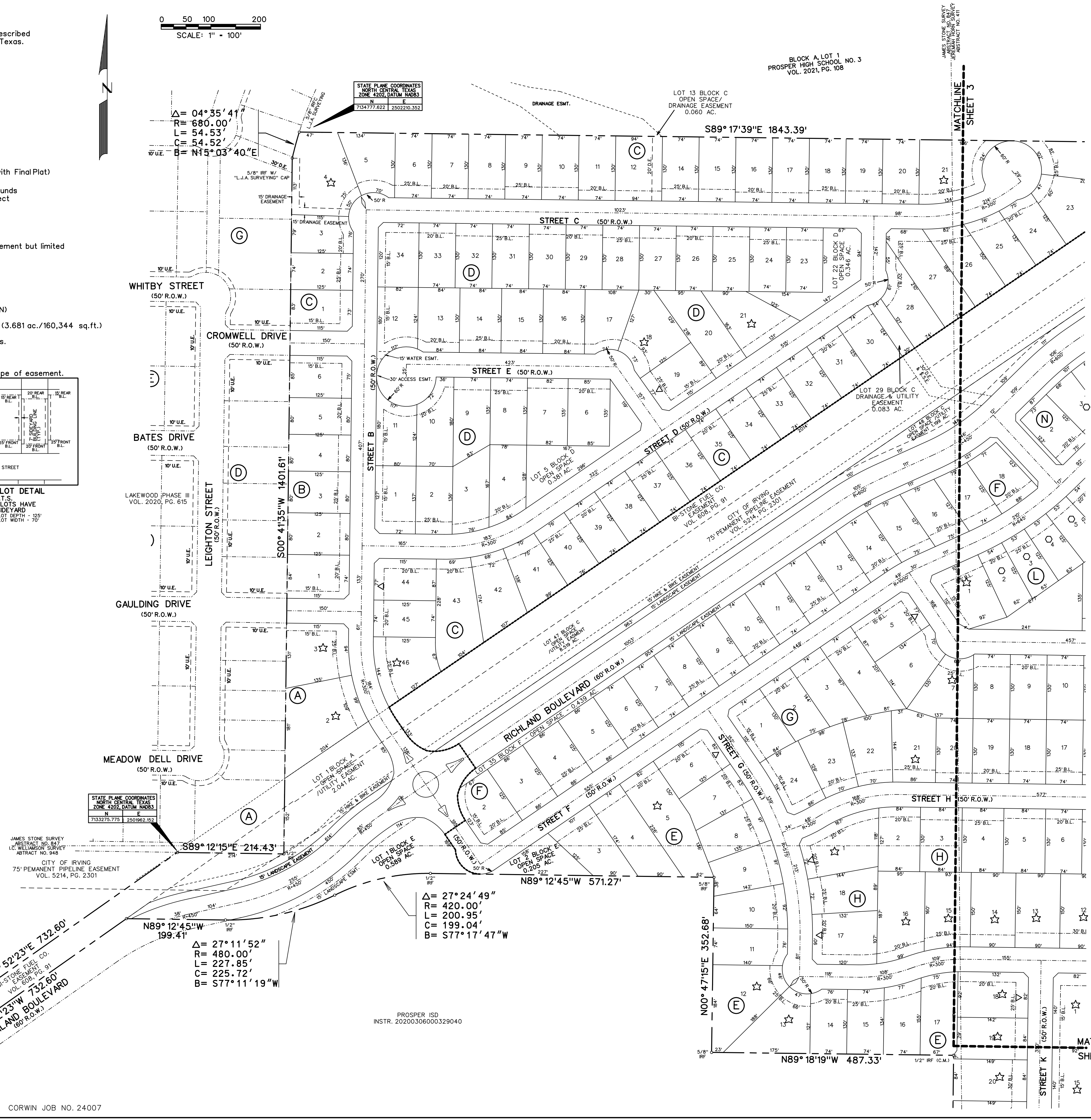
TYPICAL LOT DETAIL
N.T.S.
TYPE 'B-T' HAVE A 7' SIDEYARD
TYP. MIN. LOT DEPTH - 125'
TYP. MIN. LOT WIDTH - 80'



TYPICAL LOT DETAIL
N.T.S.
TYPE 'B-T' HAVE A 7' SIDEYARD
TYP. MIN. LOT DEPTH - 125'
TYP. MIN. LOT WIDTH - 80'

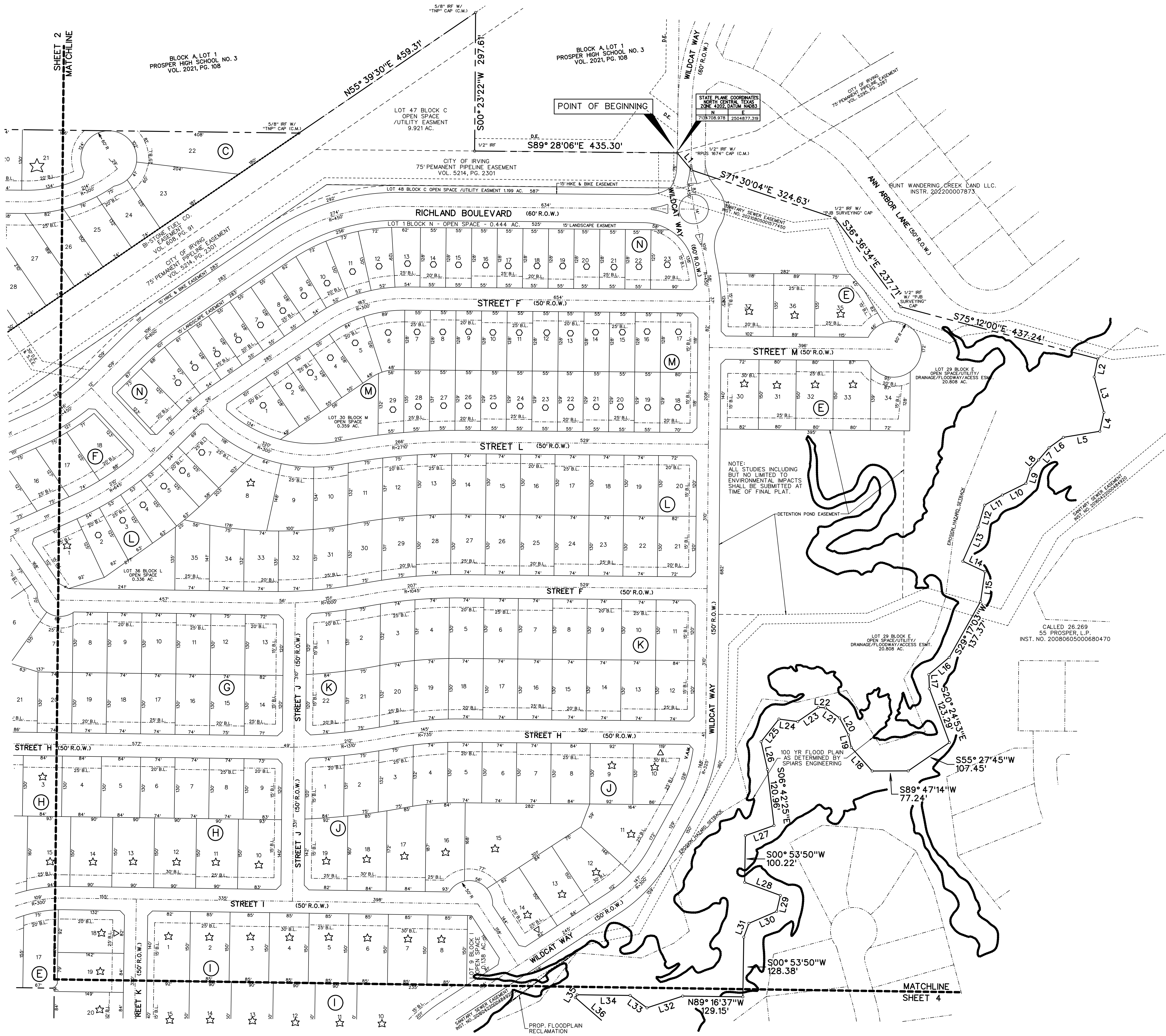


TYPICAL LOT DETAIL
N.T.S.
TYPE 'B-T' HAVE A 7' SIDEYARD
TYP. MIN. LOT DEPTH - 125'
TYP. MIN. LOT WIDTH - 80'



DEVAPP-24-0096
PRELIMINARY PLAT
OF
ESTATES AT BROOKHOLLOW
BLOCK A, LOTS 1-3
BLOCK B, LOTS 1-6
BLOCK C, LOTS 1-48
BLOCK D, LOTS 1-34
BLOCK E, LOTS 1-37
BLOCK F, LOTS 1-18
BLOCK G, LOTS 1-24
BLOCK H, LOT 1-18
BLOCK I, LOT 1-15
BLOCK J, LOTS 1-19
BLOCK K, LOTS 1-22
BLOCK L, LOTS 1-36
BLOCK M, LOTS 1-30
BLOCK N, LOTS 1-23
TOTAL LOTS 333
TOTAL RESIDENTIAL LOTS 318
TOTAL OPEN SPACE LOTS 14
OUT OF THE
JAMES STONE SUR., ABST. NO. 847
JEREMIAH HORN SUR., ABST. 411
ISAAC C. WILLIAMSON SUR., ABST. 948
IN THE
TOWN OF PROSPER
COLLIN COUNTY, TEXAS
OWNER/APPLICANT
URBAN HEIGHTS AT
BROOKHOLLOW, LLC.
4577 FIREWHEEL DRIVE
PLANO, TEXAS 75024
469-601-1133
SEGAR PELAPROLA
PREPARED BY
CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200
WARREN CORWIN
SCALE 1" = 100' MAY 2026

0 50 100 200
SCALE: 1" = 100'



LINE TABLE

LINE NO.	BEARING	DISTANCE
1.	S 39°38'04" E	47.88'
2.	S 11°01'01" W	39.71'
3.	S 15°16'42" E	78.92'
4.	S 12°15'01" W	41.50'
5.	S 80°31'26" W	79.53'
6.	S 53°55'41" W	37.87'
7.	S 40°33'23" W	34.37'
8.	S 41°22'21" W	25.93'
9.	S 17°57'14" W	32.41'
10.	S 63°34'50" W	56.65'
11.	S 60°14'11" W	43.83'
12.	S 16°42'21" W	48.99'
13.	S 23°58'39" W	80.54'
14.	S 64°52'47" W	52.64'
15.	S 08°36'41" W	65.15'
16.	S 49°57'31" W	57.20'
17.	S 02°15'46" E	30.57'
18.	N 41°36'48" W	67.81'
19.	N 12°30'41" W	27.44'
20.	N 27°34'46" W	41.18'
21.	N 54°39'36" W	37.40'
22.	N 85°56'24" W	15.03'
23.	S 55°38'11" W	53.92'
24.	N 82°20'15" W	40.60'
25.	S 38°15'05" W	60.92'
26.	S 12°46'35" E	61.40'
27.	S 70°26'06" W	65.26'
28.	S 69°43'38" E	81.72'
29.	S 12°53'36" W	34.89'
30.	S 66°31'39" W	65.18'
31.	S 20°20'08" W	31.47'
32.	S 71°47'16" W	80.79'
33.	N 53°36'04" W	44.95'
34.	N 89°16'37" W	113.99'
35.	S 30°22'45" W	7.11'
36.	S 49°01'00" E	111.87'
37.	S 28°12'05" E	59.92'
38.	S 58°10'34" W	76.57'
39.	N 49°10'14" W	44.44'
40.	N 08°49'40" E	36.52'
41.	N 23°22'56" W	20.19'
42.	N 41°28'05" W	73.16'
43.	N 62°59'24" W	51.90'
44.	S 76°16'38" W	13.54'
45.	S 89°18'31" W	29.92'
46.	S 57°30'14" W	35.97'
47.	S 43°17'52" W	60.21'
48.	S 64°04'07" W	70.52'
49.	S 18°15'41" E	69.44'
50.	S 15°52'19" W	23.56'

DEVAPP-24-0096
PRELIMINARY PLAT
OF
ESTATES AT BROOKHOLLOW
BLOCK A, LOTS 1-3
BLOCK B, LOTS 1-6
BLOCK C, LOTS 1-48
BLOCK D, LOTS 1-34
BLOCK E, LOTS 1-37
BLOCK F, LOTS 1-18
BLOCK G, LOTS 1-24
BLOCK H, LOT 1-18
BLOCK I, LOT 1-15
BLOCK J, LOTS 1-19
BLOCK K, LOTS 1-22
BLOCK L, LOTS 1-36
BLOCK M, LOTS 1-30
BLOCK N, LOTS 1-23
TOTAL LOTS 333
TOTAL RESIDENTIAL LOTS 318
TOTAL OPEN SPACE LOTS 14
OUT OF THE
JAMES STONE SUR., ABST. NO. 847
JEREMIAH HORN SUR., ABST. 411
ISAAC C. WILLIAMSON SUR., ABST. 948
IN THE
TOWN OF PROSPER
COLLIN COUNTY, TEXAS
OWNER/APPLICANT
URBAN HEIGHTS AT
BROOKHOLLOW, LLC.
4577 FIREWHEEL DRIVE
PLANO, TEXAS 75024
469-601-1133
SEGAR PELAPROLA
PREPARED BY
CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200
WARREN CORWIN
SCALE 1" = 100' MAY 2026

STATE OF TEXAS
COUNTY OF COLLIN

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT, URBAN HEIGHTS AT BROOKHOLLOW, LLC, acting herein by and through its duly authorized officers, does hereby certify and adopt this plat designating the herein above described property as ESTATES AT BROOKHOLLOW, an addition to the Town of Prosper, and does hereby dedicate to the public use forever, the streets and alleys shown thereon. The URBAN HEIGHTS AT BROOKHOLLOW, LLC. does herein certify the following:

- The streets and alleys are dedicated for street and alley purposes.
- All public improvements and dedications shall be free and clear of all debt, liens, and/or encumbrances.
- The easements and public use areas, as shown, are dedicated for the public use forever for the purposes indicated on this plat.
- 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.
- The Town of Prosper is not responsible for replacing any improvements in, under, or over any easements caused by maintenance or repair.
- 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.
- 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.
- The Town of Prosper and public utilities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.
- All modifications to this document shall be by means of plat and approved by the Town of Prosper.

10. 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 assist 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.

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 H, 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.

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 replant is requested on all or part of this property, the Town may require any similar or additional restrictions at its sole discretion. The sole responsibility for maintenance and replacement of landscape materials thereof shall be borne by any "Homeowners" Association hereafter established for the owners of lots in this subdivision and/or the owners 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 drainage and other elements unless otherwise approved on the plat.

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 along, upon, 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.

DRAINAGE & 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 G, 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 Drainage 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 or said creek or creeks or for any damage to private property or person that results from 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 structure in order 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 filled to a minimum elevation as shown on the plat. The minimum floor elevation for each lot shall be as shown on the plat.

This plat approved subject to all plotting ordinances, rules, regulations and resolutions of the Town of Prosper, Texas.
WITNESS, my hand, this the _____ day of _____, 2026.

By: _____
URBAN HEIGHTS AT BROOKHOLLOW, LLC.

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 _____, 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 _____, 2026.

Notary Public, State of Texas

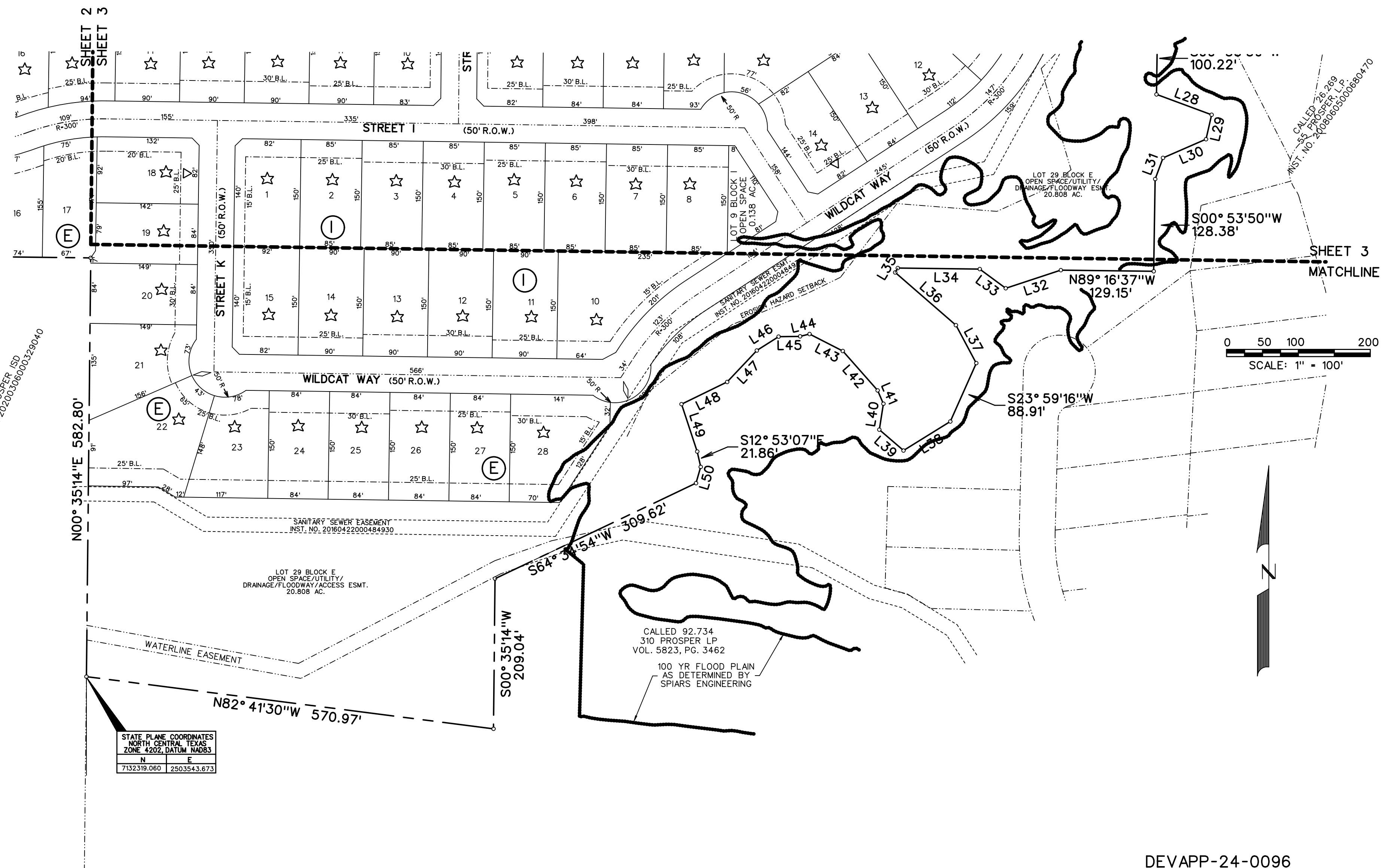
CERTIFICATE OF APPROVAL

Approved this _____ day of _____, 2026 by the Planning & Zoning Commission of the Town of Prosper, Texas.

Town Secretary

Engineering Department

Development Services Department



Block A			Block C			Block D			Block E			Block F			Block H			Block J			Block L			Block M			Block N								
Lot	SF	Lot Type	Lot	SF	Lot Type	Lot	SF	Lot Type	Lot	SF	Lot Type	Lot	SF	Lot Type	Lot	SF	Lot Type	Lot	SF	Lot Type	Lot	SF	Lot Type	Lot	SF	Lot Type	Lot	SF	Lot Type						
1	8897	B-1	25	10350	C	14	10920	C	16	12073	C	15	9354	C	7	9620	C	8	10920	C	1	11262	B-1	1	11112	D	7	7040	D						
2	21498	B-1	26	15727	C	15	10920	C	17	13012	C	16	9393	C	8	9620	C	9	12025	B-1	2	7237	D	2	7040	D	8	7040	D						
3	14889	B-1	27	11615	C	16	10920	C	18	12008	B-1	17	9324	C	9	10648	C	10	14683	B-1	3	7298	D	3	7040	D	9	7411	D						
Block B			29*	3597	-	17	11221	C	19	12466	B-1	18	11073	C	10	13897	B-1	11	16923	B-1	4	7298	D	4	7040	D	10	8048	D						
Block G			30	9249	C	18	13814	B-1	20	14645	B-1				11	13500	B-1	12	13919	B-1	5	7298	D	5	8343	D	11	8100	D						
1	10494	C	31	9250	C	19	10918	C	21	19904	B-1	Lot	SF	Lot Type	12	13500	B-1	13	12600	B-1	6	7048	D	6	8694	D	12	8049	D						
2	10000	C	32	9250	C	20	14380	C	22	13986	B-1	1	10524	C	13	13500	B-1	14	13477	B-1	7	10824	C	7	7040	D	13	7423	D						
3	10000	C	33	9250	C	21	13323	B-1	23	13987	B-1	2	10049	C	14	13500	B-1	15	32475	B-1	8	19095	B-1	8	7040	D	14	7040	D						
4	10000	C	34	9250	C	22*	15077	-	24	12600	B-1	3	11426	C	15	14170	B-1	16	15510	B-1	9	11874	C	9	7040	D	15	7040	D						
5	10000	C	35	9250	C	23	9620	C	25	12600	B-1	4	13528	C	16	16653	B-1	17	15134	B-1	10	9809	C	10	704	D	16	7040	D						
6	10575	C	36	9250	C	24	9620	C	26	12600	B-1	5	11587	C	17	13955	C	18	13923	B-1	11	9753	C	11	7040	D	17	7040	D						
Block C			37	9250	C	25	9620	C	27	16951	B-1	6	11569	C	18	10931	C	19	14262	B-1	12	9675	C	12	7040	D	18	7040	D						
1	10271	C	38	9250	C	26	9620	C	28	16951	B-1	7	12081	B-1	Block I			Block K			13	9631	C	13	7040	D	19	7040	D						
2	9250	C	39	9250	C	27	9620	C	29*	887892	-	8	9618	C	Lot	SF	Lot Type	Lot	SF	Lot Type	14	9620	C	14	7040	D	20	7040	D						
3	9250	C	40	9369	C	28	9620	C	30	12250	B-1	9	9620	C	1	13709	B-1	1	10933	C	15	9620	C	15	7040	D	21	7040	D						
4	19310	B-1	42	12928	C	30	9620	C	31	12000	B-1	10	9620	C	2	12750	B-1	2	9769	C	16	9620	C	16	7040	D	22	7040	D						
5	11417	C	43	17027	C	31	9620	C	33	12036	B-1	12	9620	C	4	12750	B-1	4	9642	C	18	9620	C	18	10232	D									
6	9620	C	44	10825	C	32	9620	C	34	9446	C	13	10613	C	5	12750	B-1	5	9620	C	19	9620	C	19	7094	D									
7	9620	C	45	9250	C	33	9620	C	35	15868	B-1	14	10605	C	6	12750	B-1	6	9620	C	20	10610	C	20	7094	D									
8	9620	C	46	13596	B-1	34	10615	C	36	12015	B-1	15	9660	C	7	12750	B-1	7	9620	C	21	10610	C	21	7094	D									
9	9620	C	47*	371075	-	Block E			37	15219	B-1	16	9620	C	8	12750	B-1	8	9620	C	22	9620	C	22	7094	D									
10	9620	C	48*	52207	-	Lot	SF	Lot Type	Block F			17	9620	C	9*	6010	-	9	9620	C	23	9620	C	23	7094	D									
11	9620	C	Block D			1*	25661	-	Lot	SF	Lot Type	18	9620	C	10	21168	B-1	10	9620	C	24	9620	C	24	7094	D									
12	9620	C	Lot	SF	Lot Type	2*	8952	-	1*	19131	-	19	9620	C	11	13500	B-1	11	10870	C	25	9620	C	25	7094	D	1*	88897	A						
13*	2600	-	1	11163	C	3	12610	C	2	11324	C	20	9620	C	12	13500	B-1	12	10870	C	26	9620	C	26	7095	D	13*	2600	C						
14	9620	C	2	10117	C	4	14808	C	3	10750	C	21	12472	B-1	13	13500	B-1	13	9620	C	27	9620	C	27	7137	D	29*	3597	C						
15	9620	C	3	11338	C	5	16532	B-1	4	10750	C	22	11670	C	14	13500	B-1	14	9620	C	28	9634	C	28	7933	D	47*	371075	C						
16	9620	C	4	11062	C	6	11450	C	5	10750	C	23	10949	C	15	9620	C	15	9620	C	29	9698	C	29	7460	D	48*	52207	C						
17	9620	C	5*	16596	-	7	9836	C	6	9250	C	24	10683	C	Block J			16	9620	C	30	9773	C	30*	15634	-	5*	16596	D						
18	9620	C	6	11441	C	8	10783	C	7	9250	C	Block H			Lot	SF	Lot Type	17	9620	C	31	9709	C	Block N			22*	15077	D						
19	9620	C	7	11070	C	9	10939	C	8	9250	C	Lot	SF	Lot Type	1	10824	C	18	9620	C	32	9635	C	Lot	SF	Lot Type	1*	25661	E						
20	9620	C	8	9990	C	10	11408	C	9	9250	C	1	16067	B-1	2	9713	C	19	9650	C	33	9662	C	1	19359	C	29*	887892	E						
21	16305	B-1	9	11654	C	11	10957	C	10	9250	C	2	10891	C	3	9776	C	20	9751	C	34	10053	C	2	10344	D	1*	19131	F						
22	23699	C	10	11781	C	12	18043	B-1	11	9250	C	3	10920	C	4	9670	C	21	9744	C	35	10736	C	3	7594	D	9*	6010	I						
23	17199	C	11	10642	C	13	14168	B-1	12	9250	C	4	10920	C	5	9620	C	22	10918	C	36*	14646	-	4	7333	D	36*	14646	L						

Being a tract of land situated in the Jeremiah Horn Survey, Abstract No. 411, the James Stone Survey, Abstract No. 847, and the Isaac Williamson Survey, Abstract No. 948, in Collin County, Texas, being all of a called 67.728 acre tract of land described in a deed to 67 Prosper, L.P., recorded in Instrument No. 20060921001363990, in the Official Public Records of Collin County, Texas (O.P.R.C.C.T.), part of a called 55.855 acre tract of land described in a deed to 55 Prosper, L.P., recorded in Instrument No. 20080605000680470, O.P.R.C.C.T., part of a called 330.601 acre tract of land described in a Special Warranty Deed to 330 Prosper, L.P., recorded in Instrument No. 20060811001152020, O.P.R.C.C.T., part of a called 146.609 acre tract of land described in Special Warranty Deed to 310 Prosper, L.P., recorded in Volume 5823 Page 3462, in the Deed Records of Collin County, Texas (D.R.C.C.T.), and part of a called 8.815 acre tract of land described as Tract 2, in a deed to 162 Prosper, L.P., recorded in Instrument No. 20090508000557170, O.P.R.C.C.T., being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod (controlling monument) found at the southwest corner of said 67.728 acre tract, the northwest corner of said 146.609 acre tract, and the northeast corner of a called 45.000 acre tract of land described in a deed to the Prosper Independent School District, as recorded in Instrument No. 20200306000329040 O.P.R.C.C.T., being in the east line of said 330.801 acre tract of land:

THENCE South 89 degrees 43 minutes 46 seconds West, with the north line of said 45.000-acre tract, a distance of 487.33 feet to a 5/8-inch iron rod found:

THENCE North 00 degrees 10 minutes 40 seconds West, continuing with the with the north line of said 45.000-acre tract, a distance of 352.68 feet to a 5/8-inch iron rod found:

THENCE South 89 degrees 49 minutes 20 seconds West, continuing with the north line of said 45.000-acre tract, a distance of 571.27 feet to a 1/2-inch iron rod found at the point of curvature of a curve to the left, having a radius of 420.00 feet and a central angle of 27 degrees 11 minutes 52 seconds:

THENCE continuing with the north line of said 45.000-acre tract and with said curve to the left, an arc distance of 199.37 feet (South 76 degrees 13 minutes 24 seconds West 197.50 feet) to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" (herein after referred to as "with cap") set at the point of reverse curvature of a curve to the right, having a radius of 480.00 feet and a central angle of 27 degrees 11 minutes 52 seconds:

THENCE continuing with the north line of said 45.000-acre tract and with said curve to the right, an arc distance of 227.85 feet (South 76 degrees 13 minutes 24 seconds West 225.72 feet) to a 1/2-inch iron rod found at the point of tangency:

THENCE South 89 degrees 49 minutes 20 seconds West, continuing with the north line of said 45.000-acre tract, a distance of 199.41 feet to a 1/2-inch iron rod with cap set:

THENCE South 53 degrees 54 minutes 28 seconds West, continuing with the north line of said 45.000-acre tract, at a distance of 532.82 feet passing the north corner of a called 1.456 acre tract of land described in deed to Prosper Independent School District, as recorded in Instrument No. 20200306000329060, O.P.R.C.C.T., continuing a total distance of 563.57 feet to a 5/8-inch iron rod with cap stamped "TNP" found at northwest corner of said 1.456-acre tract, being in the northeast line of Lakewood Drive (60-foot width right-of-way), and being on a non-tangent curve to the right, having a radius of 470.00 feet and a central angle of 06 degrees 11 minutes 02 seconds:

THENCE with the northeast line of said Lakewood Drive, with said curve to the right, an arc distance of 50.73 feet (Chord Bearing North 45 degrees 38 minutes 31 seconds West - 50.70 feet) to a 1/2-inch iron rod with cap set:

THENCE North 53 degrees 54 minutes 28 seconds East, departing the northeast line of said Lakewood Drive a distance of 732.60 feet to a 1/2-inch iron rod with cap set in the south line of Lakewood Phase 3, an addition to the Town of Prosper, as recorded in Volume 2020, Page 615, in the Plat Records of Collin County, Texas (P.R.C.C.T.):

THENCE North 89 degrees 49 minutes 50 seconds East, with the south line of said Lakewood Phase 3, a distance of 214.43 feet to a 1/2-inch iron rod found at the southeast corner of said Lakewood Phase 3:

THENCE North 00 degrees 16 minutes 20 seconds West, with the east line of said Lakewood Phase 3, a distance of 1,401.61 feet to a point on a non-tangent curve to the right, having a radius of 680.00 feet and a central angle of 4 degrees 35 minutes 41 seconds, from which a 5/8-inch iron rod found bears South 33 degrees 47 minutes 07 seconds East at a distance of 0.42 feet:

THENCE continuing with the east line of said Lakewood Phase 3 and with said curve to the right, an arc distance of 54.53 feet (Chord Bearing North 14 degrees 05 minutes 45 seconds East, 54.52 feet) to a 1/2-inch iron rod with cap set at the southwest corner of Prosper High School No. 3, an addition to the Town of Prosper, as recorded in Volume 2021, Page 108, P.R.C.C.T.:

THENCE North 89 degrees 44 minutes 27 seconds East, with the south line of said Prosper High School No. 3, a distance of 1,843.39 feet to a 5/8-inch iron rod with cap stamped "TNP" (controlling monument) found:

THENCE North 54 degrees 41 minutes 36 seconds East, continuing with the south line of said Prosper High School No. 3, a distance of 459.31 feet to a 5/8-inch iron rod with cap stamped "TNP" (controlling monument) found:

THENCE South 00 degrees 34 minutes 32 seconds East, continuing with the south line of said Prosper High School No. 3, a distance of 297.61 feet to a 1/2-inch iron rod found:

THENCE North 89 degrees 34 minutes 00 seconds East, continuing with the south line of said Prosper High School No. 3, a distance of 435.30 feet to a 1/2-inch iron rod with cap stamped "RPLS 1674" (controlling monument) found at the southeast corner of said Prosper High School No. 3 and the southwest corner of a called 73.9216-acre tract of land described in a deed to Fraser Capital, LLC, as recorded in Instrument No. 2022000077963, O.P.R.C.C.T.:

THENCE South 40 degrees 35 minutes 58 seconds East, with the south line of said 73.9216-acre tract, a distance of 47.88 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" found:

THENCE South 72 degrees 27 minutes 59 seconds East, continuing with the south line of said 73.9216-acre tract, a distance of 324.63 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" found:

THENCE South 37 degrees 34 minutes 28 seconds East, continuing with the south line of said 73.9216-acre tract, a distance of 237.71 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" found:

THENCE South 76 degrees 09 minutes 55 seconds East, continuing with the south line of said 73.9216-acre tract, a distance of 437.24 feet to the approximate center of Rutherford Branch Creek:

THENCE departing the south line of said 73.9216-acre tract and along the approximate center of said Rutherford Branch Creek, the following (67) courses and distances:

- (1) South 10 degrees 03 minutes 06 seconds West, a distance of 39.71 feet;
- (2) South 16 degrees 14 minutes 37 seconds East, a distance of 78.92 feet;
- (3) South 11 degrees 17 minutes 07 seconds West, a distance of 41.50 feet;
- (4) South 79 degrees 33 minutes 31 seconds West, a distance of 79.53 feet;
- (5) South 52 degrees 57 minutes 46 seconds West, a distance of 37.87 feet;
- (6) South 39 degrees 35 minutes 29 seconds West, a distance of 34.37 feet;
- (7) South 40 degrees 24 minutes 26 seconds West, a distance of 25.93 feet;
- (8) South 16 degrees 59 minutes 20 seconds West, a distance of 32.41 feet;
- (9) South 62 degrees 36 minutes 55 seconds West, a distance of 56.65 feet;
- (10) South 59 degrees 16 minutes 17 seconds West, a distance of 43.83 feet;
- (11) South 15 degrees 44 minutes 26 seconds West, a distance of 48.99 feet;
- (12) South 23 degrees 00 minutes 44 seconds West, a distance of 80.54 feet;
- (13) South 65 degrees 50 minutes 11 seconds East, a distance of 52.64 feet;
- (14) South 07 degrees 38 minutes 47 seconds West, a distance of 65.14 feet;
- (15) South 28 degrees 19 minutes 08 seconds West, a distance of 137.36 feet;
- (16) South 48 degrees 59 minutes 36 seconds West, a distance of 57.20 feet;
- (17) South 03 degrees 13 minutes 41 seconds East, a distance of 30.57 feet;
- (18) South 21 degrees 22 minutes 47 seconds East, a distance of 123.29 feet;
- (19) South 54 degrees 29 minutes 50 seconds West, a distance of 107.45 feet;
- (20) South 88 degrees 49 minutes 19 seconds West, a distance of 77.24 feet;
- (21) North 42 degrees 54 minutes 43 seconds West, a distance of 67.81 feet;
- (22) North 13 degrees 28 minutes 36 seconds West, a distance of 27.44 feet;
- (23) North 28 degrees 32 minutes 40 seconds West, a distance of 41.18 feet;
- (24) North 55 degrees 37 minutes 31 seconds West, a distance of 37.40 feet;
- (25) North 86 degrees 54 minutes 19 seconds West, a distance of 15.03 feet;
- (26) South 54 degrees 40 minutes 17 seconds West, a distance of 53.92 feet;
- (27) North 83 degrees 18 minutes 09 seconds West, a distance of 40.60 feet;
- (28) South 37 degrees 17 minutes 10 seconds West, a distance of 61.92 feet;
- (29) South 13 degrees 44 minutes 30 seconds East, a distance of 61.40 feet;
- (30) South 07 degrees 40 minutes 19 seconds East, a distance of 120.96 feet;
- (31) South 69 degrees 28 minutes 11 seconds West, a distance of 65.26 feet;
- (32) South 64 degrees 12 minutes 16 seconds West, a distance of 63.99 feet;
- (33) South 07 degrees 10 minutes 32 seconds West, a distance of 39.19 feet;
- (34) South 42 degrees 01 minute 49 seconds East, a distance of 35.91 feet;
- (35) South 49 degrees 59 minutes 11 seconds East, a distance of 39.18 feet;
- (36) South 70 degrees 41 minutes 32 seconds East, a distance of 81.72 feet;
- (37) South 11 degrees 55 minutes 42 seconds West, a distance of 34.89 feet;
- (38) South 65 degrees 33 minutes 45 seconds West, a distance of 65.18 feet;
- (39) South 19 degrees 22 minutes 14 seconds West, a distance of 31.47 feet;
- (40) South 03 degrees 55 minutes 04 seconds East, a distance of 48.72 feet;
- (41) South 50 degrees 52 minutes 09 seconds West, a distance of 63.78 feet;
- (42) South 48 degrees 28 minutes 08 seconds West, a distance of 40.64 feet;
- (43) South 75 degrees 56 minutes 42 seconds West, a distance of 54.04 feet;
- (44) South 70 degrees 49 minutes 22 seconds West, a distance of 80.79 feet;
- (45) North 54 degrees 33 minutes 58 seconds West, a distance of 44.95 feet;
- (46) North 48 degrees 58 minutes 00 seconds West, a distance of 39.37 feet;
- (47) North 58 degrees 38 minutes 35 seconds West, a distance of 36.65 feet;
- (48) South 84 degrees 13 minutes 51 seconds West, a distance of 36.55 feet;
- (49) South 21 degrees 43 minutes 08 seconds West, a distance of 44.92 feet;
- (50) South 29 degrees 24 minutes 50 seconds West, a distance of 7.11 feet;
- (51) South 49 degrees 58 minutes 55 seconds East, a distance of 111.87 feet;
- (52) South 29 degrees 10 minutes 00 seconds East, a distance of 59.92 feet;
- (53) South 23 degrees 01 minute 22 seconds West, a distance of 88.91 feet;
- (54) South 57 degrees 12 minutes 39 seconds West, a distance of 76.57 feet;
- (55) North 50 degrees 08 minutes 09 seconds West, a distance of 44.44 feet;
- (56) North 07 degrees 51 minutes 46 seconds East, a distance of 36.52 feet;
- (57) North 24 degrees 20 minutes 51 seconds West, a distance of 20.19 feet;
- (58) North 42 degrees 25 minutes 59 seconds West, a distance of 73.16 feet;
- (59) North 63 degrees 57 minutes 19 seconds West, a distance of 51.90 feet;
- (60) South 75 degrees 18 minutes 44 seconds West, a distance of 13.54 feet;
- (61) South 88 degrees 20 minutes 36 seconds West, a distance of 29.92 feet;
- (62) South 56 degrees 32 minutes 19 seconds West, a distance of 35.97 feet;
- (63) South 42 degrees 19 minutes 57 seconds West, a distance of 60.21 feet;
- (64) South 63 degrees 06 minutes 12 seconds West, a distance of 70.52 feet;
- (65) South 19 degrees 13 minutes 35 seconds East, a distance of 69.44 feet;
- (66) South 13 degrees 51 minutes 01 seconds East, a distance of 21.86 feet;
- (67) South 14 degrees 54 minutes 24 seconds West, a distance of 23.56 feet;

THENCE South 63 degrees 36 minutes 59 seconds West, departing the approximate center of said Rutherford Branch Creek, a distance of 309.62 feet to a 1/2-inch iron rod with cap set:

THENCE South 00 degrees 22 minutes 41 seconds East, a distance of 209.03 feet to a 1/2-inch iron rod with cap set:

THENCE North 83 degrees 39 minutes 24 seconds West, a distance of 570.96 feet to a 1/2-inch iron rod with cap set in the west line of said 146.609 acre tract and the east line of a called 6.829-acre tract of land described in a deed to the Prosper Independent School District, as recorded in Instrument No. 20200306000329050, O.P.R.C.C.T.:

THENCE North 00 degrees 22 minutes 41 seconds West, with the east line of said 6.829-acre tract and the west line of said 146.609 acre tract, at a distance of 380.16 feet passing the north corner of said 6.829-acre tract and a southeast corner of said 45.000-acre tract, continuing a total distance of 582.80 feet to the POINT OF BEGINNING and containing 139.950 acres of land.

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS that I, WARREN L. CORWIN, do hereby certify that I prepared this Plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision regulations of the Town of Prosper, Texas.

WARREN L. CORWIN
R.P.L.S. No. 4621

THE 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 WARREN L. CORWIN, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed same for the purpose and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal of office, this _____ day of _____, 2026.

NOTARY PUBLIC, STATE OF TEXAS

DEVAPP-24-0096
PRELIMINARY PLAT
OF

ESTATES AT BROOKHOLLOW

BLOCK A, LOTS 1-3
BLOCK B, LOTS 1-6
BLOCK C, LOTS 1-48
BLOCK D, LOTS 1-34
BLOCK E, LOTS 1-37
BLOCK F, LOTS 1-18
BLOCK G, LOTS 1-24
BLOCK H, LOT 1-18
BLOCK I, LOT 1-15
BLOCK J, LOTS 1-19
BLOCK K, LOTS 1-22
BLOCK L, LOTS 1-36
BLOCK M, LOTS 1-30
BLOCK N, LOTS 1-23
TOTAL LOTS 333

TOTAL RESIDENTIAL LOTS 318
TOTAL OPEN SPACE LOTS 14
OUT OF THE

JAMES STONE SUR., ABST. NO. 847
JEREMIAH HORN SUR., ABST. 411
ISAAC C. WILLIAMSON SUR., ABST. 948

IN THE
TOWN OF PROSPER
COLLIN COUNTY, TEXAS
OWNER/APPLICANT
URBAN HEIGHTS AT
BROOKHOLLOW, LLC.

4577 FIREWHEEL DRIVE
PLANO, TEXAS 75024
469-601-1133
SEGAR PELAPROLA

PREPARED BY
CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200
WARREN CORWIN
MAY 2026