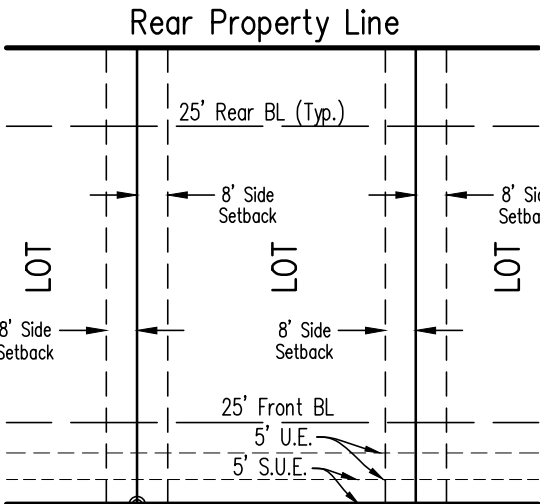
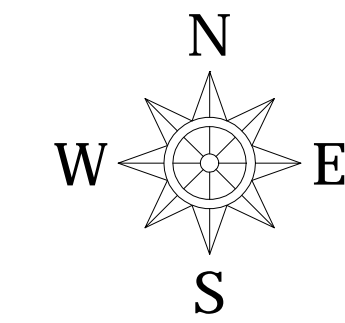
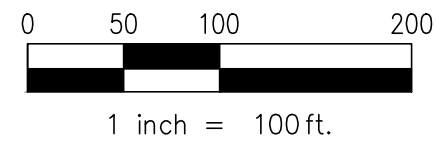
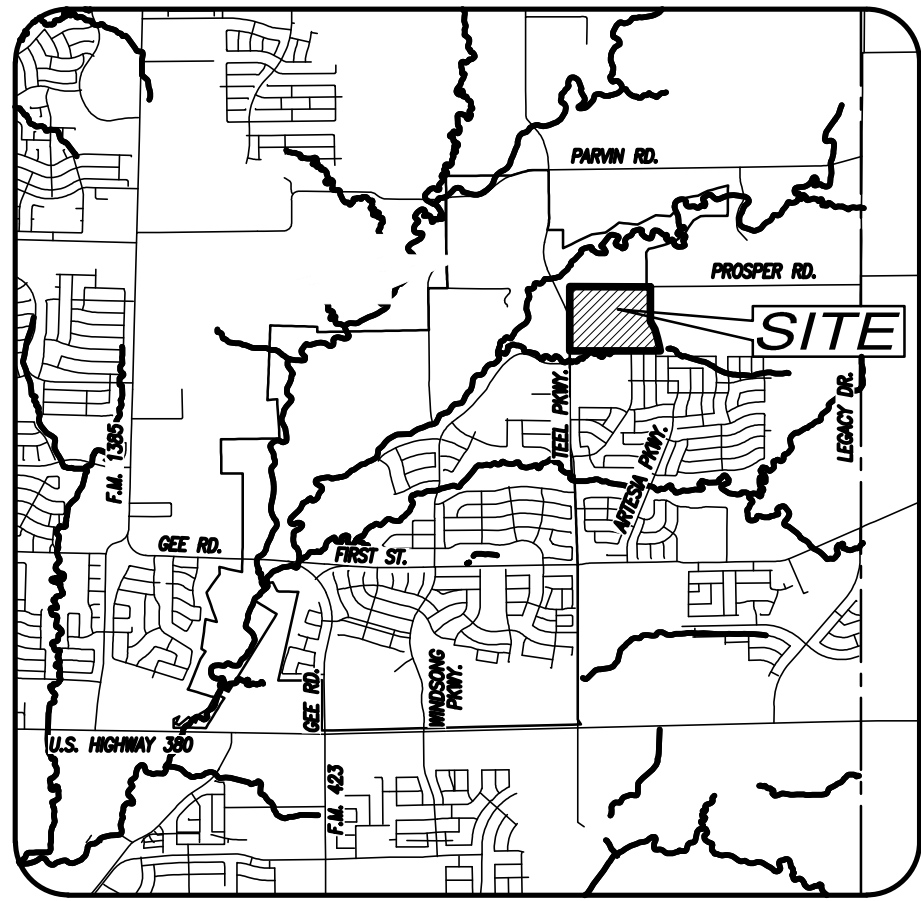




Boundary Curve Table				
Curve #	Length	Radius	Delta	Chord Bearing
BC1	21.07'	1060.00'	010°12'	N19°32'58"W
BC2	3.18'	1070.00'	010°12'	N28°18'42"W
BC3	130.87'	745.00'	100°35'2"	N67°19'26"E
BC4	96.54'	755.00'	71°9'36"	N85°43'53"E

Boundary Line Table		
Line #	Bearing	Distance
BL1	N00°08'28"W	149.49'
BL2	N20°22'59"W	150.91'
BL3	N28°23'48"W	171.85'
BL4	N16°38'50"E	49.46'
BL5	N72°21'22"E	124.69'
BL6	S30°33'16"E	98.75'
BL7	S15°33'42"E	92.94'
BL8	S19°11'25"E	92.93'
BL9	S20°32'59"E	93.06'
BL10	S15°52'52"E	74.81'
BL11	S00°27'53"W	243.63'



STANDARD LOT DETAIL

- LEGEND**  
(Not All Items May Be Applicable)
- 1/2" IRON ROD WITH PLASTIC CAP STAMPED "SPIARS" 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 "SPIARSING-S" O/S PL.
  - IRON ROD FOUND
  - IRF IRON ROD FOUND
  - CRF CAPPED IRON ROD FOUND
  - AMF ALUMINUM MONUMENT FOUND
  - CMF CONTROL MONUMENT
  - ESMT EASEMENT
  - UVE UTILITY
  - DE DRAINAGE EASEMENT
  - DUE DRAINAGE AND UTILITY 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
  - HSE HIKE & BIKE TRAIL EASEMENT
  - VAM VISIBILITY, ACCESS & MAINTENANCE EASEMENT
  - BY THIS PLAT
  - RIGHT-OF-WAY
  - MIN. FF MINIMUM FINISH FLOOR ELEVATION
  - BL BUILDING LINE
  - STREET NAME CHANGE
  - BLOCK DESIGNATION
| LOT FRONTAGE | LOT FRONTAGE |
| CAB. CABINET | CABINET |
| Vol. VOLUME | VOLUME |
| Pg. PAGE | PAGE |
| No. NUMBER | NUMBER |
| FEMA FEDERAL EMERGENCY MANAGEMENT AGENCY | FEDERAL EMERGENCY MANAGEMENT AGENCY |
| FIRM FLOOD INSURANCE RATE MAP | FLOOD INSURANCE RATE MAP |
| Ord. No. ORDINANCE NUMBER | ORDINANCE NUMBER |
| Instr./Doc. INSTRUMENT OR DOCUMENT | INSTRUMENT OR DOCUMENT |
| PROCT. DEED RECORDS, DENTON COUNTY, TEXAS | DEED RECORDS, DENTON COUNTY, TEXAS |
| PROCT. PLAT RECORDS, DENTON COUNTY, TEXAS | PLAT RECORDS, DENTON COUNTY, TEXAS |
| OPROCT. OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS | OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS |
- NOTES**
- Selling a portion of this addition by metes and bounds is a violation of Town ordinance and state law and is subject to fines and withholding of utilities and building permits.
  - All corners are 1/2" inch iron rods with red plastic caps stamped "SPIARS ENGL RPLS 5252" unless otherwise noted.
  - All development will comply with Town of Prosper development Requirements.
  - All open space areas, Lots 1-2, Block X, to be owned and maintained by the H.O.A.
  - Lots 1-2, Block X to be used for sidewalks, trails, and landscaping. Easements for these uses are granted by this plat.
  - No transformers or utility pedestals shall be allowed in the sidewalk and utility easement or landscape easements.
  - This plat is subject to the additional residential zoning standards outlined in ordinance 15.55
  - All landscape easements must be exclusive of any other type of easement, with the exception of perpendicular crossings, unless otherwise approved by Town Council.
  - Flood plain reclamation subject to engineering approval of flood study, wetland delineation study, habitat study, and vegetative study at time of Final Plat submittal.
  - Key Lot fencing restrictions exist on this plat.
  - Finished floor elevation shall be at least 2' above the 100-year floodplain.
  - Lots backing to the floodplain shall have a 25' minimum rear setback.
  - Lots siding to the floodplain shall have a 15' minimum side setback adjacent to the floodplain.
  - 13.006 acres of right-of-way being dedicated by this plat in fee simple.
  - The thoroughfare alignment(s) shown on this exhibit are for illustration purposes and does not set the alignment. The alignment is determined at time of final plat.
  - Residential lots that are allowed to back or side to the Base Floodplain and/or open space lot shall have an ornamental open metal fence along the rear and side of the lots. The lot owner is responsible for the maintenance of the fence.

DEVAPP 23-0158  
PRELIMINARY PLAT

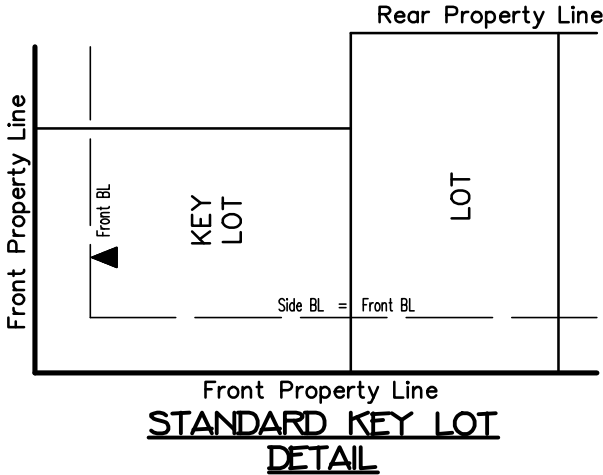
## PARK PLACE PHASE 2

70.401 GROSS ACRES  
(13.535 ACRES R.O.W.)  
56.866 ACRES NET OUT OF THE  
L. NETHERLY SURVEY ~ ABSTRACT NO. 962  
TOWN OF PROSPER  
DENTON COUNTY, TEXAS

Sheet 1 of 2

PARK PLACE PHASE 2  
166 LOTS DEVELOPED TO PD STANDARDS  
70.4 ACRES (2.4 UNITS/ACRE)  
AVERAGE LOT SIZE = 10,946 SF

Lot Summary	Phase 2
Single-Family (Min. 10,000 SF)	166
Open Space (Block X)	2
Total	168



OWNER / APPLICANT  
Prosper Hills, LP  
826 Mango Court  
Coppell, TX 75019  
Telephone: (972) 304-0506  
Contact: Vijay Borra

ENGINEER / SURVEYOR  
Spiars Engineering, Inc.  
765 Custer Court, Suite 100  
Plano, TX 75075  
Telephone: (972) 422-0077  
TBPLS No. F-2121 And No. F-10043100  
Contact: Ryan Hartman, P.E.

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

Scale: 1" = 100' October, 2023 SEI Job No. 23-127

Drawing: 0, 10/13/2023, 9:04:33 AM  
Printed By: darren.brown  
State of Texas, 10/13/2023, 9:04:33 AM  
Drawing: 0, 10/13/2023, 9:04:33 AM  
Printed By: darren.brown  
State of Texas, 10/13/2023, 9:04:33 AM

OWNER'S CERTIFICATE

STATE OF TEXAS §  
COUNTY OF DENTON §

BEING a tract of land situated in the L. Netherley Survey, Abstract No. 962, City of Prosper, Denton County, Texas, being all of a tract conveyed to Prosper Hills, LLC, by deed recorded in Doc. No. 2022-117712 of the Official Public Records, Denton County, Texas (O.P.R.D.C.T.), with the subject tract being more particularly described as follows:

COMMENCING at a 1/2 inch iron rod found with a yellow plastic cap stamped "Spiars Eng." Found in the east line of Teel Parkway (an existing variable width Right-Of-Way), Windsong Ranch Phase 6A, an addition to the Town of Prosper, according to the plat thereof recorded in Document No. 2022-115, Public Records, Denton County, Texas (P.R.D.C.T.);

THENCE N 42°06'59" E a distance of 1.20 feet to the POINT OF BEGINNING;

THENCE N 00°08'28" W, 149.49 feet;

THENCE N 00°02'15" E, 1043.54 feet;

THENCE around a non-tangent curve to the left having a central angle of 01°08'20", a radius of 1060.00 feet, a chord of N 19°32'58" W – 21.07 feet, an arc length of 21.07 feet;

THENCE N 20°22'59" W, 150.91 feet;

THENCE around a non-tangent curve to the left having a central angle of 00°10'12", a radius of 1070.00 feet, a chord of N 28°18'42" W – 3.18 feet, an arc length of 3.18 feet;

THENCE N 28°23'48" W, 171.85 feet;

THENCE N 16°38'50" E, 49.46 feet;

THENCE around a non-tangent curve to the right having a central angle of 10°03'52", a radius of 745.00 feet, a chord of N 67°19'26" E – 130.70 feet, an arc length of 130.87 feet;

THENCE N 72°21'22" E, 124.69 feet;

THENCE around a non-tangent curve to the right having a central angle of 07°19'36", a radius of 755.00 feet, a chord of N 85°43'53" E – 96.48 feet, an arc length of 96.54 feet;

THENCE N 89°23'41" E, 1660.19 feet;

THENCE S 00°12'51" W, 760.74 feet;

THENCE S 30°13'16" E, 98.75 feet;

THENCE S 15°33'42" E, 92.94 feet;

THENCE S 19°11'25" E, 92.93 feet;

THENCE S 20°32'59" E, 93.06 feet;

THENCE S 15°52'52" E, 74.81 feet;

THENCE S 00°27'53" W, 243.63 feet;

THENCE N 89°32'07" W, 712.65 feet;

THENCE S 00°03'41" W, 259.13 feet;

THENCE N 89°31'34" W, 1308.00 feet to the POINT OF BEGINNING with the subject tract containing 3,066,679 square feet or 70.401 acres of land.

ACCESS EASEMENT

The undersigned covenants and agrees that the access easement(s) may be utilized by any person or the general public for ingress and egress to other real property, and for the purpose of general public vehicular and pedestrian 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 times of the Town of Prosper, its agents, employees, workmen, and representatives having ingress, egress, and regress in, along, upon, and across said premises.

LANDSCAPE EASEMENT

The undersigned covenants and agrees that the landscape easement and restrictions herein set forth shall run with the land and be binding on the owner(s) of the property in this subdivision, their successors and assigns, and all parties claiming by, through and under them. In the event a replat is requested on all or part of 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 other elements unless otherwise approved on the plat.

SURVEYOR'S CERTIFICATE

That I, Darren K. Brown, of Spiars Engineering, Inc., 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 City of (NAME), Texas.

Dated this the \_\_\_\_ day of \_\_\_\_\_, 2023.

PRELIMINARY, THIS DOCUMENT  
SHALL NOT BE RECORDED  
FOR ANY PURPOSE

DARREN K. BROWN, R.P.L.S. No. 5252

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 Darren K. Brown, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he execute 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 \_\_\_\_\_, 2023.

Notary Public, State of Texas

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That We, PROSPER HILLS, LP, do hereby adopt this plat designating the hereinabove described property as PARK PLACE PHASE 2, an Addition to the Town of Prosper, and do hereby dedicate to the public use forever the streets and alleys shown thereon and do hereby reserve the easement strips shown on this plat for the mutual use and accommodation of garbage collection agencies and all public utilities desiring to use or using same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easement strips and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement strip for the purpose of constructing, reconstructing, inspecting, and patrolling, without the necessity at any time of procuring the permission of anyone. PROSPER HILLS, LP, does herein certify the following:

- The streets are dedicated for street 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.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the Town of Prosper, Texas.

Witness our hands at \_\_\_\_\_ County, Texas, this \_\_\_\_ day of \_\_\_\_\_, 2023.

PROSPER HILLS, LP

By: \_\_\_\_\_  
(SIGNER'S NAME, TITLE)

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 execute 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 \_\_\_\_\_, 2023.

Notary Public, State of Texas

CERTIFICATE OF APPROVAL

Approved this \_\_\_\_ day of \_\_\_\_\_, 2023 by the Planning and Zoning Commission of the Town of Prosper

Town Secretary

Engineering Department

Development Services Department

LIEN HOLDER:

(Bank Name), a (State) state bank

By: \_\_\_\_\_

Lot Area Table			
Lot #	Block #	Square Feet	Acreage
1	A	12,522	0.287
2	A	11,977	0.275
3	A	12,234	0.281
4	A	13,259	0.304
5	A	14,392	0.330
6	A	10,001	0.230
7	A	10,000	0.230
8	A	10,000	0.230
9	A	10,319	0.237
10	A	10,338	0.237
11	A	10,338	0.237
12	A	10,185	0.234
13	A	11,034	0.253
14	A	11,542	0.265
15	A	12,364	0.284
16	A	12,813	0.294
17	A	15,028	0.345

Lot Area Table			
Lot #	Block #	Square Feet	Acreage
1	F	11,368	0.261
2	F	10,773	0.247
3	F	10,704	0.246
4	F	10,381	0.238
5	F	10,421	0.239
6	F	10,425	0.239
7	F	10,038	0.230
8	F	10,103	0.232
9	F	10,018	0.230
10	F	10,266	0.236
11	F	10,915	0.251
12	F	11,068	0.254
13	F	11,553	0.265
14	F	10,709	0.246
15	F	10,425	0.239
16	F	10,445	0.240

Lot Area Table			
Lot #	Block #	Square Feet	Acreage
17	F	10,043	0.231
18	F	10,048	0.231
19	F	10,235	0.235
20	F	10,104	0.232
21	F	10,160	0.233
22	F	10,554	0.242
23	F	10,653	0.245
24	F	10,633	0.244
25	F	10,684	0.245
26	F	11,711	0.269

Lot Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
C29	142.38'	331.00'	24°38'48"	S79°47'51"E	141.29'
C30	164.82'	414.00'	22°48'37"	N78°52'46"W	163.73'
C31	321.85'	1085.00'	16°59'45"	S19°04'49"W	7555053.28'
C32	344.84'	1083.11'	18°14'31"	S08°00'59"E	343.39'
C33	86.23'	1385.00'	3°34'01"	N08°15'32"W	86.21'
C34	99.95'	750.00'	7°38'07"	N08°10'12"W	99.87'
C35	48.75'	375.00'	7°26'55"	N03°52'09"W	48.72'
C36	85.50'	1685.00'	2°54'26"	N03°57'14"W	85.49'
C37	96.42'	750.00'	7°21'58"	N05°52'50"W	96.36'
C38	76.51'	500.00'	8°46'02"	S11°16'13"E	76.43'

Lot Area Table			
Lot #	Block #	Square Feet	Acreage
1	B	11,833	0.272
2	B	10,000	0.230
3	B	10,000	0.230
4	B	10,233	0.235
5	B	10,292	0.236
6	B	10,292	0.236
7	B	10,292	0.236
8	B	10,393	0.239
9	B	10,737	0.246
10	B	10,202	0.234
11	B	10,500	0.241
12	B	11,616	0.267
13	B	11,349	0.261
14	B	10,241	0.235
15	B	10,313	0.237
16	B	10,955	0.251
17	B	10,302	0.237
18	B	10,330	0.237
19	B	10,346	0.238
20	B	10,333	0.237
21	B	10,319	0.237
22	B	10,000	0.230
23	B	10,000	0.230
24	B	11,680	0.268

Lot Area Table			
Lot #	Block #	Square Feet	Acreage
17	F	10,043	0.231
18	F	10,048	0.231
19	F	10,235	0.235
20	F	10,104	0.232
21	F	10,160	0.233
22	F	10,554	0.242
23	F	10,653	0.245
24	F	10,633	0.244
25	F	10,684	0.245
26	F	11,711	0.269

Lot Area Table			
Lot #	Block #	Square Feet	Acreage
1	C	12,471	0.286
2	C	10,865	0.249
3	C	12,277	0.282
4	C	10,496	0.241
5	C	11,141	0.256
6	C	10,000	0.230
7	C	10,000	0.230
8	C	10,206	0.234
9	C	10,278	0.236
10	C	10,271	0.236
11	C	10,327	0.237
12	C	10,337	0.237
13	C	11,005	0.253
14	C	10,490	0.241
15	C	10,000	0.230
16	C	10,811	0.248
17	C	11,769	0.270
18	C	11,625	0.267
19	C	11,451	0.263
20	C	11,815	0.271

Lot Line Table		
Line #	Bearing	Distance
L5	N46°08'28"W	34.74'
L7	S39°53'40"W	15.48'
L8	N53°33'33"W	15.10'
L9	S53°44'55"E	13.85'
L10	S37°02'23"W	14.61'
L11	N36°44'15"W	12.52'
L12	N40°13'11"E	15.97'
L13	S45°36'19"E	14.85'
L14	N44°23'41"E	14.85'
L15	S45°36'19"E	14.85'
L16	S44°23'41"W	14.85'
L17	S59°57'09"E	14.85'
L18	N30°02'51"E	14.85'
L19	S32°27'00"W	14.72'
L20	S59°16'39"E	15.02'
L21	N30°43'21"E	14.67'

Lot Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
C39	23.39'	296.03'	4°31'34"	N18°25'56"W	23.38'
C40	80.25'	975.00'	4°42'58"	S17°56'15"E	80.23'
C41	77.45'	650.00'	6°49'36"	N04°56'56"W	77.40'
C42	90.02'	950.00'	5°25'45"	S03°27'13"E	89.98'
C43	94.42'	596.03'	9°04'35"	N20°02'58"W	94.32'
C44	98.15'	600.00'	9°22'21"	S09°19'31"E	98.04'
C45	71.70'	950.00'	4°19'27"	N05°43'29"W	71.68'
C46	79.87'	950.00'	4°49'01"	S04°45'58"E	79.84'

Lot Area Table			
Lot #	Block #	Square Feet	Acreage
21	C	11,241	0.258
22	C	10,242	0.235
23	C	10,240	0.235
24	C	10,256	0.235
25	C	10,077	0.231
26	C	10,760	0.247
27	C	11,518	0.264
28	C	13,140	0.302

Lot Area Table			
Lot #	Block #	Square Feet	Acreage
1	G	10,885	0.250
2	G	10,000	0.230
3	G	10,000	0.230
4	G	10,000	0.230
5	G	10,000	0.230
6	G	10,000	0.230
7	G	10,023	0.230
8	G	14,249	0.327
9	G	16,976	0.390
10	G	10,945	0.251
11	G	10,374	0.238
12	G	10,056	0.231
13	G	10,007	0.230
14	G	10,832	0.249

Lot Line Table		
Line #	Bearing	Distance
L22	N45°12'01"W	14.95'
L23	N45°12'01"W	14.95'
L24	N43°34'58"E	15.06'
L25	S45°12'01"E	14.04'
L26	S44°47'59"W	14.74'
L27	N49°01'12"W	13.27'
L28	N44°47'26"W	14.14'
L29	N45°12'34"E	14.14'
L30	N43°46'15"E	14.36'
L31	S43°26'36"E	15.14'

Acreage	Lot Area Table			
	Lot #	Block #	Square Feet	Acreage
0.258	1	D	11,427	0.262
0.235	2	D	11,230	0.258
0.235	3	D	10,864	0.249
0.235	4	D	10,584	0.243
0.231	5	D	10,763	0.247
0.247	6	D	10,905	0.250
0.264	7	D	10,925	0.251
0.302	8	D	10,777	0.247
Acreage	9	D	11,378	0.261
	10	D	12,264	0.282
	11	D	11,224	0.258
	12	D	11,499	0.264
	13	D	11,125	0.255
	14	D	10,556	0.242
	15	D	10,733	0.246
	16	D	10,428	0.239
	17	D	10,375	0.238
	18	D	11,207	0.257
0.327	19	D	11,346	0.260
0.390	20	D	10,208	0.234
0.251	21	D	10,527	0.242
0.238	22	D	10,845	0.249
0.231	23	D	11,177	0.257
0.230	24	D	11,624	0.267