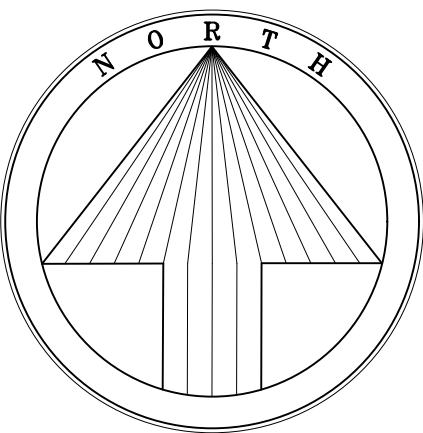
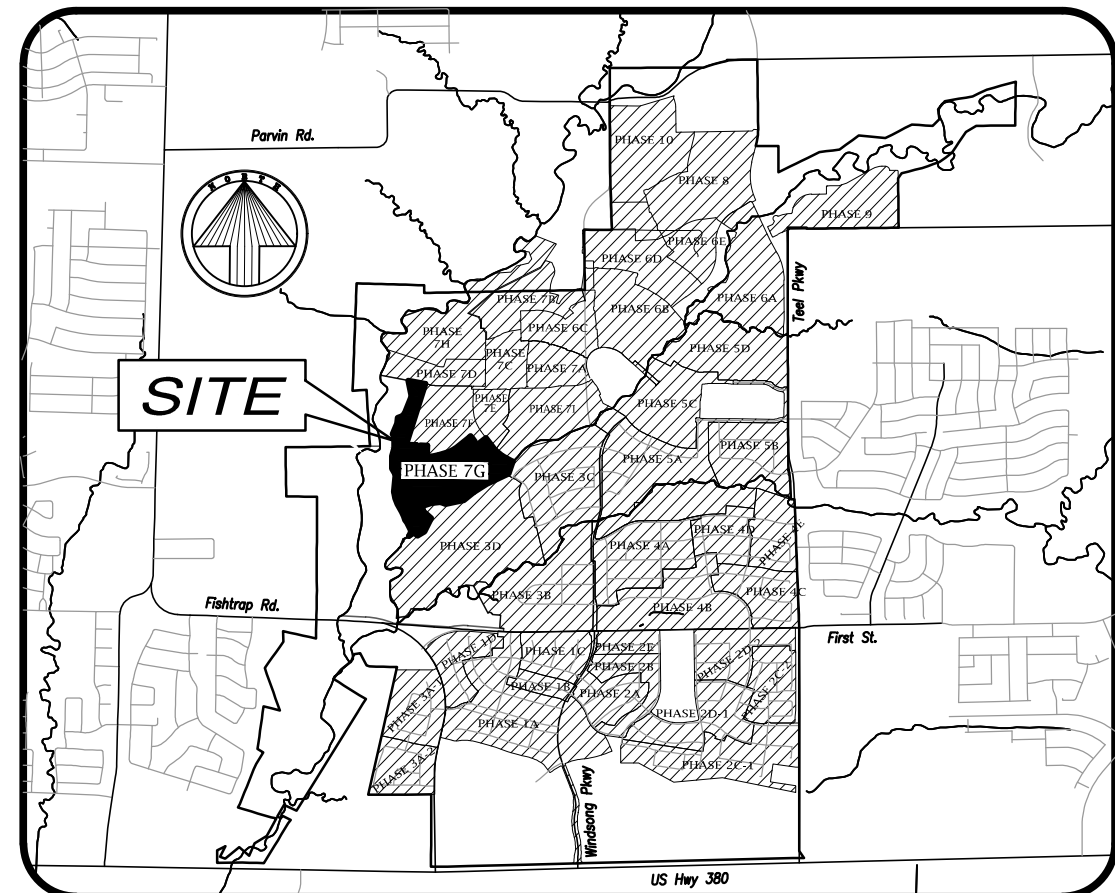


MATCHLINE SEE SHEET 2



100 0 50 100 200
1 inch = 100ft.

LEGEND	
(Not all items may be applicable)	
IRF	IRON ROD FOUND
CRF	CAPPED IRON ROD FOUND
CM	CONTROL MONUMENT
DE	DRAINAGE EASEMENT
UE	UTILITY EASEMENT
WE	WATER EASEMENT
SSE	SANITARY SEWER EASEMENT
SUE	SIDEWALK AND UTILITY EASEMENT - See Note 8
WME	WALL MAINTENANCE EASEMENT
HE	HOA EASEMENT
AE	ACCESS EASEMENT
(BTP)	BY THIS PLAT
R.O.W.	RIGHT-OF-WAY
BL	BUILDING LINE
HOA	HOME OWNERS ASSOCIATION
▲	STREET NAME CHANGE
◆	BLOCK DESIGNATION
⊠	10'x10' TRANSFORMER EASEMENT
⊙	CLUSTER MAILBOX LOCATION - Per Revised SLP
▶	LOT FRONT
*	KEY LOT
---	NO DRIVE ACCESS
DRD	DRED RECORDS, DENTON COUNTY, TEXAS
PRDCT	PLAT RECORDS, DENTON COUNTY, TEXAS
ORDCT	OFFICIAL RECORDS, DENTON COUNTY, TEXAS
◁	INDICATES 3' SIDE SETBACK



(called 30,852 acres)
"Tract 2"
TOWN OF PROSPER
DOC. NO. 2022-69025
ORDCT

NOTES:

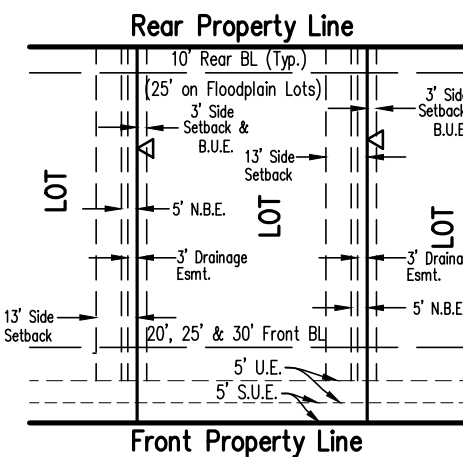
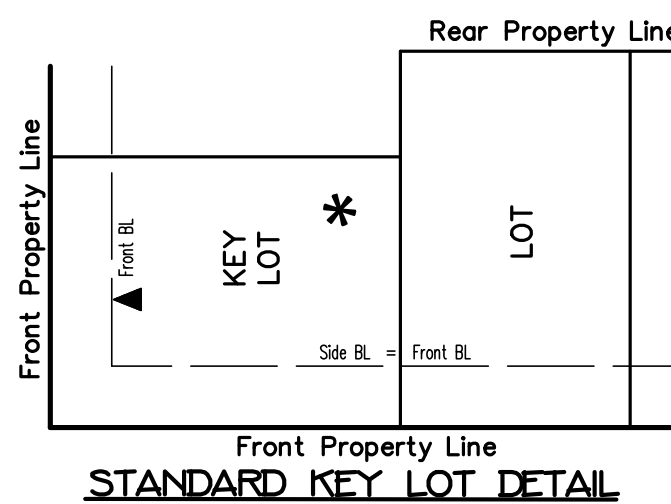
- Selling a portion of this addition by metes and bounds is a violation of Town ordinance and state law and is subject to fines and withholding of utilities and building permits.
- All corners are 1/2 inch iron rods with yellow plastic caps stamped "SPIARSENG" unless otherwise noted.
- All development will comply with Town of Prosper PD-40 Requirements.
- All open space areas, Lot 1, Block X to be owned and maintained by the H.O.A.
- Front yard setbacks are staggered per requirements of PD-40 and Zoning Ordinance Section 9.3.f.
- Lot 1 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 property is subject to the Windsong Ranch license agreement between VP Windsong Operations LLC (governing the installation & maintenance of street trees) and the Town of Prosper.
- 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.
- Key Lot fencing 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.
- 3.442 acres of right-of-way being dedicated by this plat in fee simple.
- 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.

PHASE 7G

53 LOTS DEVELOPED TO PD-40 STANDARDS
44.444 ACRES (0.36 UNITS/ACRE)
AVERAGE LOT SIZE = 10,129 SF
1 OPEN SPACE LOT

Lot Summary Total

Type A (Min. 8,000 SF)	27
Type B (Min. 9,000 SF)	26
Total	53



WINDSONG RANCH PHASE 7G

44.444 GROSS ACRES, 41.002 ACRES NET

OUT OF THE

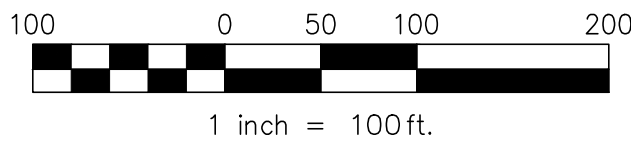
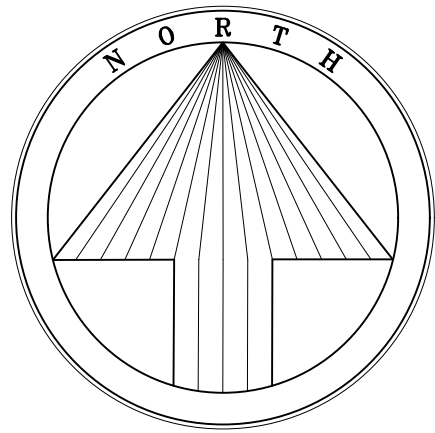
L. RUE SURVEY - ABSTRACT No. 1110
P.R. RUE SURVEY - ABSTRACT No. 1555
J. MORTON SURVEY - ABSTRACT No. 793
A. JAMISON SURVEY - ABSTRACT No. 672
R. YATES SURVEY - ABSTRACT No. 1538
B. WEEDIN SURVEY - ABSTRACT No. 1369
TOWN OF PROSPER
DENTON COUNTY, TEXAS

Sheet 1 of 4

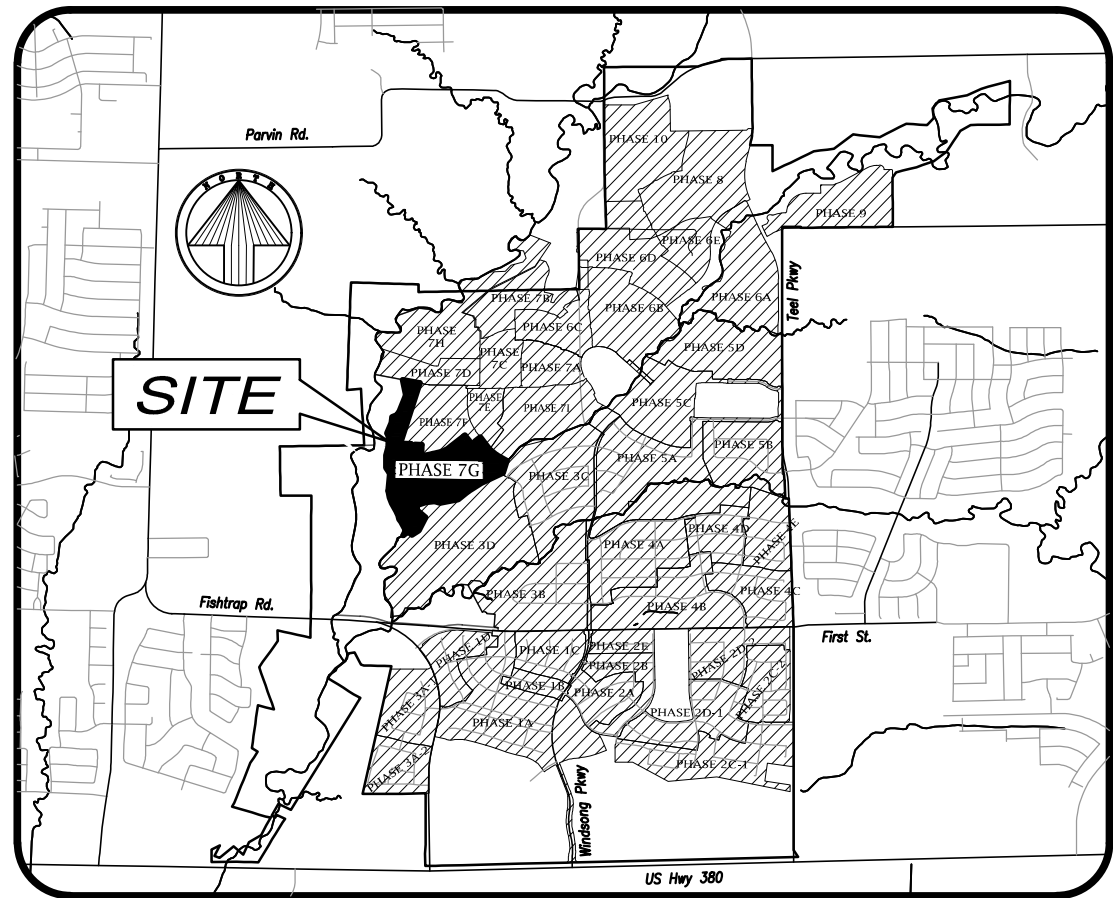
Scale: 1" = 100' December, 2023 SEI Job No. 22-096

OWNER / APPLICANT
VP WINDSONG OPERATIONS, LLC
130 N. Preston Road, Ste. 130
Prosper, Texas 75078
Telephone (469) 532-0681
Contact: David R. Blom

ENGINEER / SURVEYOR
Spiars Engineering, Inc.
765 Custer Road, Suite 100
Plano, TX 75075
Telephone: (972) 422-0077
TBPE No. F-2121 / TBPLS No.
F-10043100
Contact: Matt Dorsett



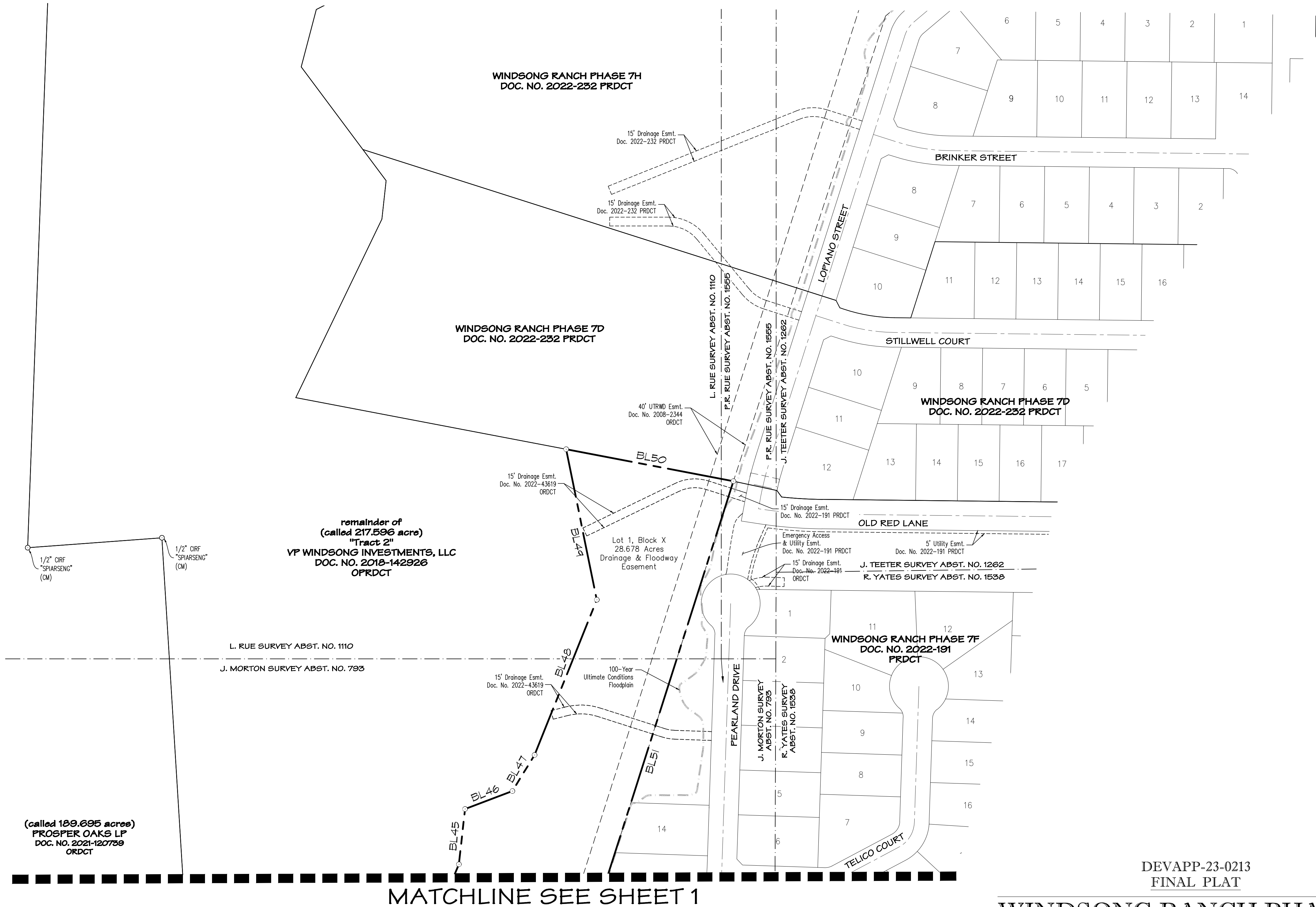
LEGEND	
(Not all items may be applicable)	
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DE	DRAINAGE EASEMENT
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R.O.W.	RIGHT-OF-WAY
BL	BUILDING LINE
HOA	HOME OWNERS ASSOCIATION
SC	STREET NAME CHANGE
BD	BLOCK DESIGNATION
TE	10'x10' TRANSFORMER EASEMENT
CL	CLUSTER MAILBOX LOCATION - Per Revised SLP
LF	LOT FRONT
K	KEY LOT
ND	NO DRIVE ACCESS
DR	DEED RECORDS, DENTON COUNTY, TEXAS
PR	PLAT RECORDS, DENTON COUNTY, TEXAS
OR	OFFICIAL RECORDS, DENTON COUNTY, TEXAS
3	INDICATES 3' SIDE SETBACK



LOCATION MAP
N.T.S.

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.
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DEVAPP-23-0213
FINAL PLAT

WINDSONG RANCH PHASE 7G

44.444 GROSS ACRES, 41.002 ACRES NET
OUT OF THE

L. RUE SURVEY - ABSTRACT No. 1110
P.R. RUE SURVEY - ABSTRACT No. 1555
J. MORTON SURVEY - ABSTRACT No. 793
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TOWN OF PROSPER
DENTON COUNTY, TEXAS

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Contact: Matt Dorsett

Drawing: C:\2022\2051\22-096\Windsong Ranch Phase 7G\CD\22-096-Plat.dwg, Saved By: Sammi, Save Time: 12/12/2023 10:37:13 AM, Printed By: Sammi, Print Date: 12/12/2023 10:52 AM

Boundary Line Table		
Line #	Length	Direction
BL1	182.51'	S 01°50'16" W
BL2	112.43'	N 74°51'52" E
BL3	268.97'	N 51°31'38" E
BL4	20.63'	N 53°54'38" E
BL5	73.41'	S 37°36'45" E
BL6	14.25'	S 06°57'26" W
BL7	50.01'	S 37°36'45" E
BL8	14.04'	S 83°02'34" E
BL9	50.01'	N 51°31'38" E
BL10	14.25'	N 06°57'26" E
BL11	120.01'	N 51°31'38" E
BL12	252.00'	S 37°36'45" E
BL13	148.30'	S 49°55'58" E
BL14	198.34'	S 61°03'55" E
BL15	210.94'	S 18°24'30" W
BL16	396.79'	S 65°01'53" W
BL17	254.58'	S 57°30'57" W
BL18	208.16'	S 51°39'13" W
BL19	306.95'	S 78°30'31" W
BL20	89.16'	N 71°24'03" W

Boundary Line Table		
Line #	Length	Direction
BL41	139.85'	N 15°26'17" E
BL42	177.77'	N 00°26'17" E
BL43	55.41'	N 25°02'17" W
BL44	189.27'	N 22°49'34" E
BL45	94.53'	N 06°17'58" E
BL46	86.07'	N 69°13'06" E
BL47	72.05'	N 31°38'19" E
BL48	284.12'	N 21°50'23" E
BL49	260.97'	N 11°31'46" W
BL50	289.51'	S 79°11'44" E
BL51	1045.41'	S 17°40'55" W
BL52	171.90'	S 88°09'44" E
BL53	16.72'	S 01°50'16" W
BL54	50.00'	S 88°09'44" E
BL55	14.14'	N 46°50'16" E
BL56	120.00'	S 88°09'44" E

Boundary Curve Table					
Curve #	Length	Radius	Chord	Chord Bearing	Delta
BC1	193.54'	948.00'	193.20'	N 80°42'47" E	11°41'50"
BC2	203.66'	500.00'	202.25'	N 63°11'45" E	23°20'14"
BC3	11.44'	275.00'	11.44'	N 52°43'08" E	2°23'00"
BC4	45.55'	825.00'	45.55'	S 36°01'51" E	3°09'49"

Centerline Curve Table					
Curve #	Length	Radius	Chord	Chord Bearing	Delta
C1	56.23'	75.00'	54.92'	S 19°38'29" E	42°57'29"
C2	76.11'	300.00'	75.91'	S 56°44'28" W	14°32'11"
C3	62.52'	330.00'	62.43'	S 69°26'13" W	10°51'18"
C4	142.56'	350.00'	141.58'	S 63°11'45" W	23°20'14"
C5	335.18'	300.00'	318.02'	S 73°07'40" E	64°00'54"
C6	203.66'	500.00'	202.25'	N 63°11'45" E	23°20'14"

Lot Curve Table					
Curve #	Length	Radius	Chord	Chord Bearing	Delta
C11	162.00'	145.00'	153.71'	S 73°07'40" E	64°00'54"
C12	140.52'	345.00'	139.55'	N 63°11'45" E	23°20'14"
C13	46.67'	30.00'	42.11'	N 06°57'26" E	89°08'23"

Lot Line Table		
Line #	Length	Direction
L1	16.72'	S 01°50'16" W
L2	14.14'	S 46°50'16" W
L3	14.22'	S 85°49'25" E
L4	14.07'	N 04°10'35" E
L5	20.63'	N 53°54'38" E
L6	14.25'	S 06°57'26" W
L7	14.04'	S 83°02'34" E
L8	14.25'	S 06°57'26" W
L9	14.25'	N 06°57'26" E

Easement Line Table		
Line #	Length	Direction
L1	167.80'	N 22°04'03" W
L2	31.15'	N 31°59'07" E
L3	15.00'	N 58°00'53" W
L4	31.15'	S 31°59'07" W
L5	167.80'	S 22°04'03" E

Easement Curve Table					
Curve #	Length	Radius	Chord	Chord Bearing	Delta
C1	61.37'	77.50'	59.78'	N 00°37'04" E	45°22'14"
C2	58.96'	62.50'	56.80'	N 04°57'32" E	54°03'10"
C3	73.11'	77.50'	70.43'	S 04°57'32" W	54°03'10"
C4	49.38'	62.50'	48.11'	S 00°34'08" W	45°16'22"

Lot Area Table				
Lot #	Block #	Square Feet	Acreage	Lot Type
11	N	12,248	0.281	B
12	N	9,230	0.212	B
13	N	11,105	0.255	B
20	N	10,295	0.236	B
21	N	10,295	0.236	B
22	N	10,295	0.236	B
23	N	11,890	0.273	B
24	N	13,420	0.308	B
25	N	12,180	0.280	B
26	N	12,551	0.288	B

Lot Area Table				
Lot #	Block #	Square Feet	Acreage	Lot Type
12	P	11,520	0.264	A
13	P	9,230	0.212	B
14	P	10,790	0.248	B
15	P	13,506	0.310	B
16	P	10,196	0.234	B
17	P	11,298	0.259	B
18	P	9,648	0.221	A
19	P	9,525	0.219	A
20	P	8,122	0.186	A
21	P	8,052	0.185	A
22	P	8,865	0.204	A
23	P	9,060	0.208	A
24	P	8,801	0.202	A
25	P	8,321	0.191	A
26	P	8,060	0.185	A
27	P	8,060	0.185	A
28	P	8,279	0.190	A
29	P	9,664	0.222	A

Lot Area Table				
Lot #	Block #	Square Feet	Acreage	Lot Type
1	Q	9,648	0.221	A
2	Q	8,002	0.184	A
3	Q	8,008	0.184	A
4	Q	8,060	0.185	A
5	Q	8,060	0.185	A
6	Q	8,501	0.195	A
7	Q	9,518	0.218	A
8	Q	10,333	0.237	A
9	Q	9,671	0.222	A
10	Q	9,388	0.216	A
11	Q	9,388	0.216	A
12	Q	15,969	0.367	A
13	Q	13,123	0.301	A
14	Q	12,229	0.281	A
15	Q	11,965	0.275	B
16	Q	9,230	0.212	B
17	Q	9,230	0.212	B
18	Q	10,048	0.231	B
19	Q	10,737	0.246	B
20	Q	9,233	0.212	B

Lot Area Table				
Lot #	Block #	Square Feet	Acreage	Lot Type
21	Q	9,230	0.212	B
22	Q	10,790	0.248	B
23	Q	10,010	0.230	B
24	Q	10,580	0.243	B
25	Q	11,367	0.261	B

Open Space Area Table		
Lot #	Block #	Acreage
1	X	28.678

Boundary Line Table		
Line #	Length	Direction
BL21	147.00'	S 84°10'09" W
BL22	154.91'	S 71°30'22" W
BL23	78.96'	S 02°46'44" E
BL24	183.24'	S 49°09'59" E
BL25	245.19'	S 26°45'00" W
BL26	136.20'	S 58°39'48" W
BL27	76.11'	N 45°34'25" W
BL28	102.96'	S 56°39'24" W
BL29	70.19'	N 24°07'37" E
BL30	27.41'	N 00°37'59" E
BL31	143.18'	N 26°34'35" W
BL32	52.01'	N 37°15'47" W
BL33	66.97'	N 15°14'09" W
BL34	75.04'	N 25°26'14" W
BL35	149.66'	N 29°50'15" W
BL36	103.77'	N 19°29'14" W
BL37	112.23'	N 10°52'53" W
BL38	281.77'	N 04°46'52" E
BL39	112.36'	N 31°26'32" W
BL40	205.89'	N 00°03'20" W

DEVAPP-23-0213
FINAL PLAT

WINDSONG RANCH PHASE 7G
44.444 GROSS ACRES, 41.002 ACRES NET
OUT OF THE
L. RUE SURVEY - ABSTRACT No. 1110
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TOWN OF PROSPER
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TBPE No. F-2121 / TBPLS No.
F-10043100
Contact: Matt Dorsett

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DENTON §

WHEREAS VP Windsong Operations LLC is the owner of a 44,444 acre tract of land situated in the L. Rue Survey, Abstract No. 1110, the P.R. Rue Survey, Abstract No. 1555, the J. Morton Survey, Abstract No. 793, the A. Jamison Survey, Abstract No. 672, the R. Yates Survey, Abstract No. 1538, and the B. Weedin Survey, Abstract No. 1369, Town of Prosper, Denton County, Texas, being a portion of a called 1,188.090 acre tract of land described as "Tract 1" in a Special Warranty Deed to VP Windsong Operations LLC, recorded in Document No. 2018-84666, of the Official Records of Denton County, Texas (ORDCT), being a portion of a called 44,004-acre tract of land described in a Special Warranty Deed to VP Windsong Operations LLC, recorded in Document No. 2020-191377, ORDCT, being all of a called 0.460 acre tract of land described as "Tract 1", a portion of a called 0.885 acre tract of land described as "Tract 2", and a portion of a called 14,189 acre tract of land described as "Tract 4" in a Special Warranty Deed to VP Windsong Operations LLC, recorded in Document No. 2021-53914, ORDCT, being all of a called 12.076 acre tract of land described in a Special Warranty Deed to VP Windsong Operations LLC, recorded in Document No. 2023-109068, ORDCT, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod with a yellow plastic cap stamped "SPIARSENG" found (hereinafter referred to as 1/2 inch iron rod found) for corner on the south right-of-way line of Muleshoe Lane, a (called 50-foot wide right-of-way), said corner being the northwest corner of Lot 11, Block P, of Windsong Ranch Phase 7F Addition, an Addition to the Town of Prosper, Denton County, Texas, recorded in Document No. 2022-191, of the Plat Records of Denton County, Texas (PRDCT);

THENCE along the southerly line of said Windsong Ranch Phase 7F Addition, leaving the south right-of-way line of said Muleshoe Lane, the following courses and distances:

S 01°50'16" W, 182.51 feet to a 1/2 inch iron rod found for corner at the beginning of a non-tangent curve to the left, having a central angle of 11°41'50", a radius of 948.00 feet, a chord of N 80°42'47" E - 193.20 feet;

Northeasterly along said curve, an arc length of 193.54 feet to a 1/2 inch iron rod found for corner at the end of said curve;

N 74°51'52" E, 112.43 feet to a 1/2 inch iron rod found for corner at the beginning of a tangent curve to the left, having a central angle of 23°20'14", a radius of 500.00 feet, a chord of N 63°11'45" E - 202.25 feet;

Northeasterly along said curve, an arc length of 203.66 feet to a 1/2 inch iron rod found for corner at the end of said curve;

N 51°31'38" E, 268.97 feet to a 1/2 inch iron rod found for corner at the beginning of a tangent curve to the right, having a central angle of 02°23'00", a radius of 275.00 feet, a chord of N 52°43'08" E - 11.44 feet;

Northeasterly along said curve, an arc length of 11.44 feet to a 1/2 inch iron rod found for corner at the end of said curve;

N 53°54'38" E, 20.63 feet to a 1/2 inch iron rod found for corner at the beginning of a non-tangent curve to the left, having a central angle of 03°09'49", a radius of 825.00 feet, a chord of S 36°01'51" E - 45.55 feet;

Southeasterly along said curve, an arc length of 45.55 feet to a 1/2 inch iron rod found for corner at the end of said curve;

S 37°36'45" E, 73.41 feet to a 1/2 inch iron rod found for corner;

S 06°57'26" W, 14.25 feet to a 1/2 inch iron rod found for corner;

S 37°36'45" E, 50.01 feet to a 1/2 inch iron rod found for corner;

S 83°02'34" E, 14.04 feet to a 1/2 inch iron rod found for corner;

N 51°31'38" E, 50.01 feet to a 1/2 inch iron rod found for corner;

N 06°57'26" E, 14.25 feet to a 1/2 inch iron rod found for corner;

N 51°31'38" E, 120.01 feet to a 1/2 inch iron rod found for corner at the southeasterly corner of said Windsong Ranch Phase 7F Addition and the westerly corner of Lot 27, Block N, of Windsong Ranch Phase 7E Addition, an Addition to the Town of Prosper, Denton County, Texas, recorded in Document No. 2022-191, (PRDCT);

THENCE S 37°36'45" E, 252.00 feet along the southwesterly line of said Lot 27 to a 1/2 inch iron rod found for corner at the southerly corner of said Lot 27 and a westerly corner of Windsong Ranch Phase 7I Addition, an Addition to the Town of Prosper, Denton County, Texas, recorded in Document No. 2022-204, (PRDCT);

THENCE S 49°55'58" E, 148.30 feet along the southwesterly line of said Windsong Ranch Phase 7I Addition to a point for corner;

THENCE S 61°03'55" E, 198.34 feet continuing along southwesterly line of said Windsong Ranch Phase 7I Addition to a point for corner at a westerly corner of Windsong Ranch Phase 3C Addition, an Addition to the Town of Prosper, Denton County, Texas, recorded in Document No. 2018-285, (PRDCT);

THENCE S 18°24'30" W, 210.94 feet along the southwesterly line of said Windsong Ranch Phase 3C Addition to a point for corner;

THENCE S 65°01'53" W, passing the northwesterly corner of said Windsong Ranch Phase 3C Addition and the northeasterly corner of Windsong Ranch Phase 3D Addition, an Addition to the Town of Prosper, Denton County, Texas, recorded in Document No. 2021-50, (PRDCT) at a distance of 33.21 feet, continuing along the northwesterly line of said Windsong Ranch Phase 3D Addition, in all a total distance of 396.79 feet to a point for corner;

THENCE along the northwesterly line of said Windsong Ranch Phase 3D Addition, the following courses and distances:

S 57°30'57" W, 254.58 feet to a point for corner; S 51°39'13" W, 208.16 feet to a point for corner;

S 78°30'31" W, 306.95 feet to a point for corner; N 71°24'03" W, 89.16 feet to a point for corner;

S 84°10'09" W, 147.00 feet to a point for corner; S 71°30'22" W, 154.91 feet to a point for corner;

S 02°46'44" E, 78.96 feet to a point for corner; S 49°09'59" E, 183.24 feet to a point for corner;

S 26°45'00" W, 245.19 feet to a point for corner; S 58°39'48" W, 136.20 feet to a point for corner;

N 45°34'25" W, 76.11 feet to a point for corner;

S 56°39'24" W, 102.96 feet to a point for corner on the east line of the remainder of said 1,188.090 acre tract;

THENCE along the east line of the remainder of said 1,188.090 acre tract, the following courses and distances:

N 24°07'37" E, 70.19 feet to a point for corner; N 00°37'59" E, 27.41 feet to a point for corner;

N 26°34'35" W, 143.18 feet to a point for corner; N 37°15'47" W, 52.01 feet to a point for corner;

N 15°14'09" W, 66.97 feet to a point for corner; N 25°26'14" W, 75.04 feet to a point for corner;

N 29°50'15" W, 149.66 feet to a point for corner; N 19°29'14" W, 103.77 feet to a point for corner;

N 10°52'53" W, 112.23 feet to a point for corner on the east line of the remainder of a called 217.596 acre tract of land described as "Tract 2" in a Special Warranty Deed to VP Windsong Investments LLC, recorded in Document No. 2018-142926, ORDCT;

THENCE along the east line of the remainder of said 217.596 acre tract, the following courses and distances:

N 04°46'52" E, 281.77 feet to a point for corner; N 31°26'32" W, 112.36 feet to a point for corner;

N 00°03'20" W, 205.89 feet to a point for corner; N 15°26'17" E, 139.85 feet to a point for corner;

N 00°26'17" E, 177.77 feet to a point for corner; N 25°02'17" W, 55.41 feet to a point for corner;

N 22°49'34" E, 189.27 feet to a point for corner; N 06°17'58" E, 94.53 feet to a point for corner;

N 69°13'06" E, 86.07 feet to a point for corner; N 31°38'19" E, 72.05 feet to a point for corner;

N 21°50'23" E, 284.12 feet to a point for corner;

N 11°31'46" W, 260.97 feet to a point for corner on the southerly line of Windsong Ranch Phase 7D Addition, an Addition to the Town of Prosper, Denton County, Texas, recorded in Document No. 2022-232, (PRDCT);

THENCE S 79°11'44" E, 289.51 feet along the southerly line of said Windsong Ranch Phase 7D Addition to a point for corner at the northwest corner of said Windsong Ranch Phase 7F Addition;

THENCE along the westerly line of said Windsong Ranch Phase 7F Addition, the following courses and distances as follows:

S 17°40'55" W, 1,045.41 feet to a point for corner; S 88°09'44" E, 171.90 feet to a point for corner;

S 01°50'16" W, 16.72 feet to a point for corner; S 88°09'44" E, 50.00 feet to a point for corner;

N 46°50'16" E, 14.14 feet to a point for corner;

S 88°09'44" E, 120.00 feet to the POINT OF BEGINNING and containing 44.444 acres or 1,935,976 square feet 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.

3' BENEFICIAL USE EASEMENT (B.U.E.)

Each residential patio Lot shall have a three-foot (3') Beneficial Use Easement (B.U.E.) on the "zero" side of the Lot (3' Side Setback). The 3' B.U.E. allows the Owner to have reasonable access for the maintenance of the residence while providing a beneficial use to the adjacent property as shown on the Courtyard Lot Detail.

5' NO BUILD EASEMENT (N.B.E.)

Each residential patio Lot shall have a five-foot (5') No Build Easement (N.B.E.) on the "Courtyard" side of the Lot (13' Side Setback). The 5' N.B.E. will allow for fence returns as are normal and customary, however, the 5' N.B.E. does not allow for any other type of vertical construction.

DRAINAGE AND FLOODWAY EASEMENT

This plat is hereby adopted by the Owners and approved by the Town of Prosper (Called "Town") subject to the following conditions which shall be binding upon the Owners, their heirs, grantees, successors and assigns: A portion of of Lots 1-5, Block X as shown on the plat is called "Drainage and Floodway Easement" and is the natural drainage channel crossing 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 of 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 of 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.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT we, VP Windsong Operations LLC, acting herein by and through its duly authorized officers, does hereby certify and adopt this plat designating the herein above described property as WINDSONG RANCH PHASE 7G an addition to the Town of Prosper, and does hereby dedicate to the public use forever, the streets and alleys shown thereon. VP Windsong Operations 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 of procuring permission from anyone.
- All modifications to this document shall be by means of plat and approved by the Town of Prosper.
- For lots adjacent to a Floodplain Only:

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 the Town is not obligated to maintain or assistance with maintenance of the area. The natural drainage channel, as in the case of all natural drainage channels, are subject to storm water overflow and natural bank erosion. The Town shall not be liable for damages of any nature resulting from the occurrence of these natural phenomena, nor resulting from a failure of any structure(s) within the natural drainage channels. The natural drainage channel crossing each lot is shown by the Floodway easement line as shown on the plat. If a Subdivision alters the horizontal or vertical floodplain, a FEMA Floodway map revision may be required.

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

Witness our hands at Collin County, Texas, this _____ day of _____, 2023.

VP Windsong Operations LLC
A Delaware Limited Liability Company

By: _____
David R. Blom, Vice President

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 David R. Blom, 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 _____, 2023.

Notary Public, State of Texas

SURVEYOR'S CERTIFICATE

That I, Jimmy Bernau, 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 Town of Prosper, Texas.

Dated this the _____ day of _____, 2023.

JIMMY BERNAU, TEXAS R.P.L.S. NO. 6902

jimmy.bernau@
spiarsengineering.com

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 Jimmy Bernau, 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 _____, 2023.

Notary Public, State of Texas

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

LIEN HOLDER:

TEXAS CAPITAL BANK, a Texas state bank formerly known as Texas Capital Bank, N.A.

By: _____

STATE OF TEXAS §
COUNTY OF _____ §

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 _____, 2023

Notary Public, State of Texas

CERTIFICATE OF APPROVAL

Approved this _____ day of _____, 20____
the Town of Prosper, Texas.

Town Secretary

Engineering Department

Planning Department

DEVAPP-23-0213
FINAL PLAT

WINDSONG RANCH PHASE 7G

44.444 GROSS ACRES, 41.002 ACRES NET
OUT OF THE

L. RUE SURVEY - ABSTRACT No. 1110
P.R. RUE SURVEY - ABSTRACT No. 1555
J. MORTON SURVEY - ABSTRACT No. 793
A. JAMISON SURVEY - ABSTRACT No. 672
R. YATES SURVEY - ABSTRACT No. 1538
B. WEEDIN SURVEY - ABSTRACT No. 1369
TOWN OF PROSPER
DENTON COUNTY, TEXAS

Sheet 4 of 4

OWNER / APPLICANT
VP WINDSONG OPERATIONS, LLC
130 N. Preston Road, Ste. 130
Prosper, Texas 75078
Telephone (469) 532-0681
Contact: David R. Blom

ENGINEER / SURVEYOR
Spiars Engineering, Inc.
765 Custer Road, Suite 100
Plano, TX 75075
Telephone: (972) 422-0077
TBPE No. F-2121 / TBPLS No. F-10043100
Contact: Matt Dorsett