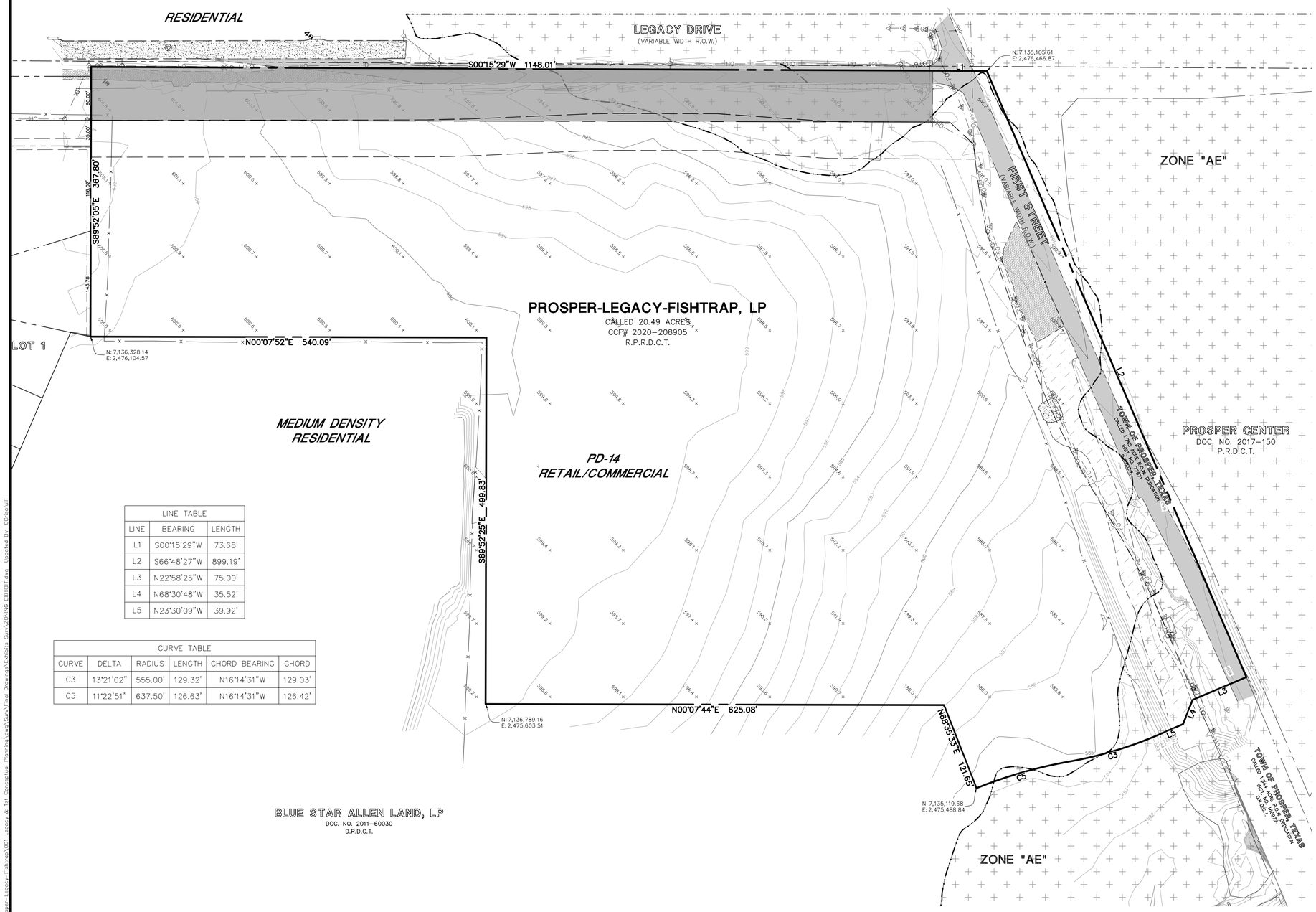
OWNER

PROSPER-LEGACY-FISHTRAP, LP
6673 JAMESTOWN ROAD
FRISCO, TEXAS 75035

GRAPHIC SCALE
0 60 90 120 180
(IN FEET)
1 inch = 60 ft.



LINE TABLE		
LINE	BEARING	LENGTH
L1	S00°15'29"W	73.68'
L2	S66°48'27"W	899.19'
L3	N22°58'25"W	75.00'
L4	N68°30'48"W	35.52'
L5	N23°30'09"W	39.92'

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C3	13°21'02"	555.00'	129.32'	N16°14'31"W	129.03'
C5	11°22'51"	637.50'	126.63'	N16°14'31"W	126.42'

LEGAL DESCRIPTION

BEING A 22.277 ACRE TRACT OF LAND SITUATED IN THE L. NETHERLY SURVEY, ABSTRACT NO. 962, TOWN OF PROSPER, DENTON COUNTY, TEXAS, AND BEING ALL OF A CALLED 22.28 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO PROSPER-LEGACY-FISHTRAP, LP RECORDED UNDER COUNTY CLERK'S FILE NUMBER 2020-208905 OF THE REAL PROPERTY RECORDS DENTON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT IN THE EAST LINE OF SAID 22.28 ACRE TRACT, FROM WHICH A FOUND YELLOW CAPPED 5/8" IRON ROD STAMPED "TNP SURVEYING", BEARS N 00° 15' 29" E, 73.68 FEET AND NORTH 89° 42' 06" WEST, 70.03 FEET;

THENCE S 00° 15' 29" W, 73.68 FEET;

THENCE S 66° 48' 27" W, 899.19 FEET;

THENCE N 22° 58' 25" W, 75.00 FEET;

THENCE N 68° 30' 48" W, 35.52 FEET;

THENCE N 23° 30' 09" W, 39.92 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE 129.32 FEET, WITH SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 13° 21' 02", HAVING A RADIUS OF 555.00 FEET, AND WHOSE LONG CHORD BEARS N 16° 14' 31" W, 129.03 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT;

THENCE 126.63 FEET, WITH SAID REVERSE CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 11° 22' 51", HAVING A RADIUS OF 637.50 FEET, AND WHOSE LONG CHORD BEARS N 16° 14' 31" W, 126.42 FEET;

THENCE N 68° 35' 33" E, 121.65 FEET;

THENCE N 00° 07' 44" E, 625.08 FEET;

THENCE S 89° 52' 25" E, 499.83 FEET;

THENCE N 00° 07' 52" E, 540.09 FEET;

THENCE S 89° 52' 05" E, 367.80 FEET;

THENCE S 00° 15' 29" W, 1148.01 FEET TO THE POINT OF BEGINNING AND CONTAINING 970,382 SQUARE FEET OR 22.277 ACRES OF LAND, MORE OR LESS.

BULK REGULATIONS

THIS TRACT SHALL DEVELOP UNDER THE REGULATION OF THE RETAIL (R) DISTRICT AS OUTLINED IN THE TOWN'S ZONING ORDINANCE AS IT EXISTS OR MAY BE AMENDED WITH THE FOLLOWING CONDITIONS:

A. SIZE OF YARDS:
- MINIMUM FRONT YARD: 30 FEET FOR ONE OR TWO STORY BUILDINGS, 50 FEET FOR BUILDINGS TALLER THAN TWO STORIES.

FRONT SETBACK – 30'

FRONT SETBACKS SHALL BE APPLIED TO BOTH STREETS WHEN LOTS HAVE DOUBLE FRONTAGE.

SIDE SETBACK – 15'

ADJACENT TO RESIDENTIAL DEVELOPMENT (ONE-STORY) – 30'

ADJACENT TO RESIDENTIAL DEVELOPMENT (TWO-STORY) – 60'

REAR SETBACK – 15'

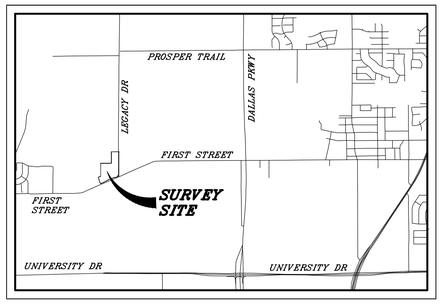
ADJACENT TO RESIDENTIAL DEVELOPMENT (ONE-STORY) – 30'

ADJACENT TO RESIDENTIAL DEVELOPMENT (TWO-STORY) – 60'

B. SIZE OF LOTS:
1. MINIMUM SIZE OF LOT AREA: 10,000 SQUARE FEET.
2. MINIMUM LOT WIDTH: 50 FEET.
3. MINIMUM LOT DEPTH: 100 FEET.

C. MAXIMUM HEIGHT: TWO STORIES, NO GREATER THAN FORTY FEET.

D. LOT COVERAGE: 40 PERCENT.



VICINITY MAP

NOT TO SCALE

SURVEYOR'S NOTES

1. THIS SURVEY IS SUBJECT TO MATTERS OF TITLE, WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT. EASEMENTS, SETBACKS AND OTHER RESTRICTIONS WHICH MAY BE FOUND IN A CURRENT TITLE REPORT, LOCAL ORDINANCES, DEEDS OR OTHER INSTRUMENTS OF RECORD **HAVE NOT BEEN** SHOWN.

2. THIS DOCUMENT WAS PREPARED UNDER 22 TEXAS ADMINISTRATIVE CODE §138.95, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.

3. 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.

4. THIS EXHIBIT IS NO TO BE CONSTRUED AS A BOUNDARY SURVEY AND IS NOT FOR THE CONVEYANCE OF REAL PROPERTY.

FLOOD HAZARD NOTE

A PORTION OF THE SURVEYED PROPERTY IS LOCATED WITHIN ZONE AE, SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD WHERE BASE FLOOD ELEVATIONS HAVE BEEN DETERMINED, AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) ON FLOOD INSURANCE RATE MAP (FIRM) – MAP NUMBER 48121C0430G AS REVISED BY LETTER OF MAP REVISION (LOMR), CASE NO. 20-06-1821P, WITH AN EFFECTIVE DATE OF 04/18/21. THE APPROXIMATE FLOODPLAIN ZONES DEPICTED HEREON ARE SUBJECT TO SCALE ERROR AND MAP INTERPRETATION

BASIS OF BEARINGS

COORDINATES AND BEARINGS ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (2011), TEXAS NORTH CENTRAL ZONE (4202).

STATE OF TEXAS
REGISTERED
JEREMY LUKE SEAL
5696
PROFESSIONAL
LAND SURVEYOR

EXHIBIT A-2: BOUNDARY EXHIBIT

22.227 ACRES OF LAND IN THE DENTON COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 962

TOWN OF PROSPER PROJECT NO:
ZONE-25-0004

DATE	REVISIONS	DRAWN BY

Manhard CONSULTING
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Civil Engineers | Surveyors | Water Resource Engineers | Water & Waste Water Engineers
Construction Managers | Environmental Scientists | Landscape Architects | Planners
Texas Board of Professional Engineers & Land Surveyors Reg. No. F-10809 (Eng.) F-10193 (Surv.)

LEGACY DRIVE & 1ST STREET ZONING
L. NETHERLY SURVEY, ABSTRACT NO. 962
TOWN OF PROSPER, DENTON COUNTY, TEXAS

PROJ. MGR.:	JLD
DRAWN BY:	CFC
SURVEY DATE:	10/29/24
ISSUE DATE:	03/13/25
SCALE:	1" = 60'

SHEET 1 OF 1

616.197001

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Date Name: P:\616.197 Prosper-Legacy-Fishtrap\001 Legacy & 1st Conceptual Planning\Data\Surv\Final Drawings\Exhibits Surv\ZONING EXHIBIT.dwg Updated By: CFCrisafulli
June 2, 2025 - 14:09