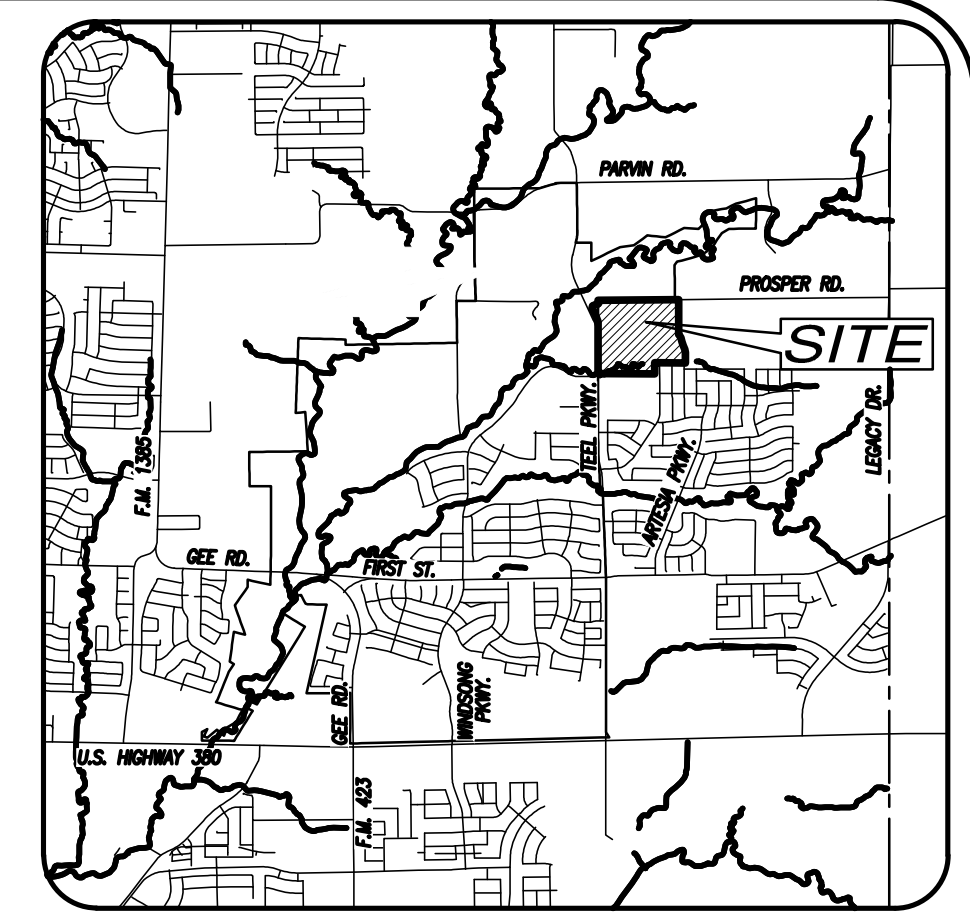
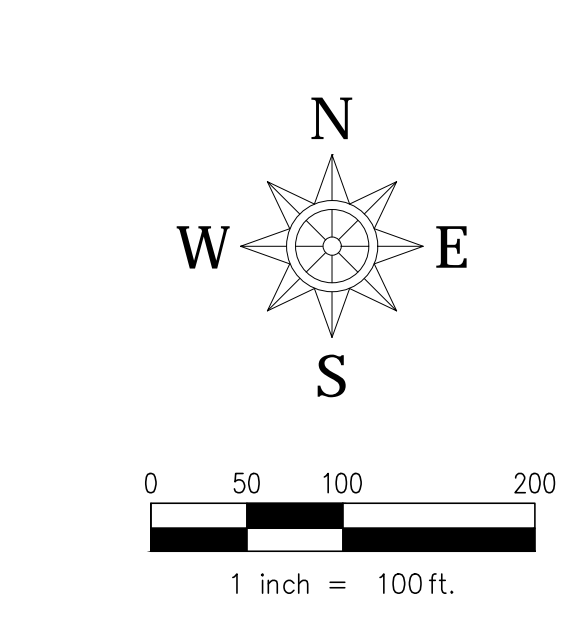


**Boundary Line Table**

Line #	Bearing	Distance
BL1	N16°36'12"E	14.14'
BL2	N16°39'53"E	35.32'
BL3	N72°21'22"E	8.76'
BL4	N72°30'06"E	115.95'
BL5	S30°13'29"E	98.75'
BL6	S15°33'55"E	92.94'
BL7	S19°11'38"E	92.93'
BL8	S20°33'12"E	93.06'
BL9	S15°53'05"E	74.81'
BL10	S00°27'40"W	243.59'
BL11	N00°08'40"W	70.75'
BL12	N00°08'41"W	125.58'
BL13	N44°31'11"E	34.14'
BL14	N06°32'41"W	89.70'
BL15	N46°09'56"W	34.74'
BL16	N20°22'59"W	8.28'
BL17	N20°22'59"W	0.33'
BL18	N28°23'48"W	171.85'

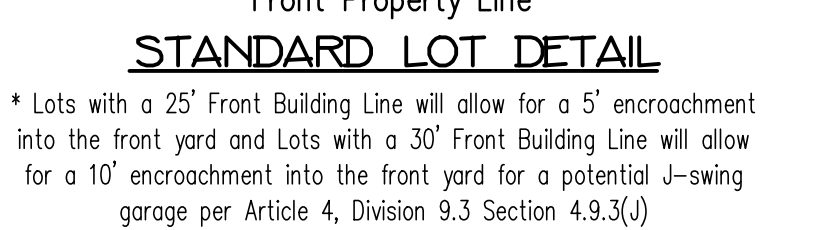
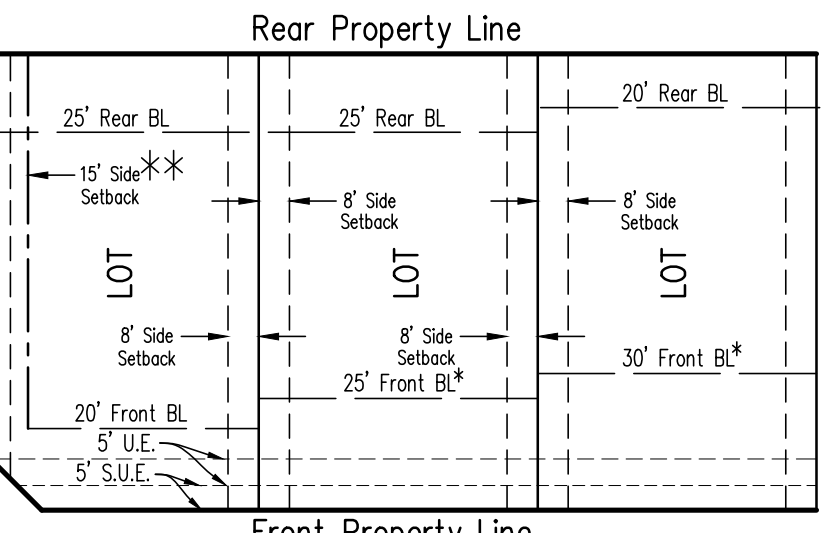


**Boundary Curve Table**

Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
BC1	130.87'	745.00'	100°3'52"	N67°19'26"E	130.70'
BC2	99.57'	839.32'	6°47'49"	N85°39'03"E	99.51'
BC3	52.74'	268.50'	11°15'12"	N05°36'13"E	52.65'
BC4	57.87'	291.50'	11°22'30"	N05°32'34"E	57.78'
BC5	348.41'	1060.00'	18°49'57"	N09°33'40"W	346.85'
BC6	21.12'	1060.00'	1°08'29"	N19°32'53"W	21.12'
BC7	17.33'	504.50'	1°58'04"	N15°14'40"W	17.33'
BC8	125.35'	525.50'	13°40'01"	N21°05'38"W	125.05'
BC9	3.18'	1070.00'	0°10'12"	N28°18'42"W	3.18'

**LEGEND**  
(Not All Items May Be Applicable)

- 1/2" IRON ROD WITH PLASTIC CAP STAMPED "SPARSING" SET, UNLESS OTHERWISE NOTED
- "SPARSING" 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 "SPARSING-5' O/S PC".
- IRF IRON ROD FOUND
- CMF CAPPED IRON ROD FOUND
- AMF ALUMINUM MONUMENT FOUND
- CM CONTROL MONUMENT FOUND
- Easmt. EASEMENT
- UTIL UTILITY
- UTL DRAINAGE EASEMENT
- DUE DRAINAGE AND UTILITY EASEMENT
- UE DRAINAGE EASEMENT
- WE WATER EASEMENT
- SSE SANITARY SEWER EASEMENT
- SE SIDEWALK EASEMENT
- SE STREET EASEMENT
- AIDE ACCESS, UTILITY & DRAINAGE EASEMENT
- WME WALL MAINTENANCE EASEMENT
- PMF PRIVATE WALL MAINTENANCE EASEMENT
- HBE HIKE & BIKE TRAIL EASEMENT
- VAM VISIBILITY, ACCESS & MAINTENANCE EASEMENT
- (BIP) BY THIS PLAT
- ROW RIGHT-OF-WAY
- Mfn. FF MINIMUM FINISH FLOOR ELEVATION
- BL BUILDING LINE
- STRT STREET NAME CHANGE
- Ⓢ BLOCK DESIGNATION
- ▲ LOT FRONTAGE
- ☐ CAB. CABINET
- Vol. VOLUME
- Pg. PAGE
- No. NUMBER
- FEMA FEDERAL EMERGENCY MANAGEMENT AGENCY
- FIRM FLOOD INSURANCE RATE MAP
- Ord. No. ORDINANCE NUMBER
- Inst./Doc. INSTRUMENT OR DOCUMENT
- DRCT DEED RECORDS, DENTON COUNTY, TEXAS
- PRDCT PLAT RECORDS, DENTON COUNTY, TEXAS
- OPRCDT OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS
- EXIST EXISTING EASEMENT TO BE ABANDONED
- LOT WITH REDUCED LOT DEPTH AS PERMITTED BY PD-123
- KL KEY LOT



**STANDARD LOT DETAIL**

\* Lots with a 25' Front Building Line will allow for a 5' encroachment into the front yard and Lots with a 30' Front Building Line will allow for a 10' encroachment into the front yard for a potential J-swimming garage per Article 4, Division 9.3 Section 4.9.3.(j) of the Town of Prosper Zoning Ordinance. Lots with a 20' Front Building Line shall not allow for encroachment for a J-swimming garage.

\*\* Corner lots shall have a 15' Side Setback

**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 "SPARSING ENR PLS 5252" unless otherwise noted.
- All development will comply with Town of Prosper development Requirements.
- All common areas, Lots 1-5, 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. Pedestrian access and landscape easements for these uses are granted by this plat. A minimum 6' wide private trail shall be constructed from Teel Parkway to the Proposed Amenity Location and east to Mesquite Avenue in accordance with PD-123.
- 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 the Town.
- Flood plain reclamation subject to engineering approval of flood study, wetland delineation study, habitat study, and vegetative study at time of Final Plat submital.
- Key Lot fencing restrictions exist on this plat.
- Finished floor elevation shall be at least 2' above the 100-year floodplain.
- Lots siding to the floodplain shall have a 15' minimum side setback adjacent to the floodplain.
- Lot 5, Block X (all streets) shall be private streets, access, utility, and drainage easements.
- Residential lots that are allowed to back or side lot the Base Floodplain and/or common (HOA) 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.
- No fences allowed within the sewer easement of Lots 1 and 26, Block F.
- 166 Lots developed to PD Standards - 68.8 Acres (2.4 Units/Acre) - Average Lot Size = 10,932 SF

**FINAL PLAT**

## PARK PLACE PHASE 2

166 SINGLE FAMILY LOTS & 5 COMMON (HOA) LOTS  
PD-123 ZONING  
68.815 ACRES OUT OF THE L. NETHERLY SURVEY - ABSTRACT NO. 962  
TOWN OF PROSPER  
DENTON COUNTY, TEXAS

OWNER / APPLICANT: SHADDOCK-PROSPER PARK PLACE 2, LLC  
2400 Dallas Pkwy, Ste 560  
Plano, TX 75093  
Telephone: (214) 405-6942

ENGINEER / SURVEYOR: Spiars Engineering, Inc.  
765 Custer Road, Suite 100  
Plano, TX 75075  
Telephone: (972) 422-0077

Contact: William C. Shaddock, Jr. TBPELS No. F-2121 And No. F-10043100  
Contact: Ryan Hartman, P.E.

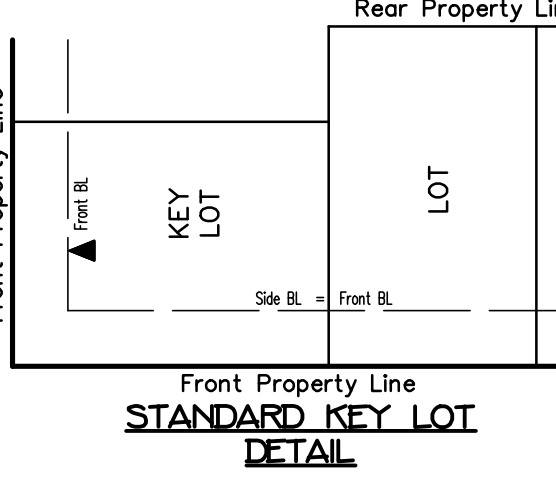
Basis of bearing: State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983. Adjustment Realization 2011.

Scale: 1" = 100' August, 2024 SEI Job No. 23-127

**PARK PLACE PHASE 2**  
166 LOTS DEVELOPED TO PD STANDARDS  
68.8 ACRES (2.4 UNITS/ACRE)  
AVERAGE LOT SIZE = 10,932 SF

**Lot Summary Phase 2**

Single-Family (Min. 10,000 SF)	166
Common (HOA) Lots	5
Total	171



Drawing: G:\2024\080523-172 Prosper Hills Phase 1\240114\Prosper Hills Phase 1.dwg, Saved By: S. Smith, Date: 8/28/2024, 11:51:53 AM  
Printed by: sherry.boyd Date: 8/28/2024 2:10 PM

Lot Area Table with columns: Lot #, Block #, Square Feet, Acreage. Rows 1-17.

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Lot Area Table with columns: Lot #, Block #, Square Feet, Acreage. Rows 1-17.

Centerline Line Table with columns: Line #, Bearing, Distance. Rows L1-L5.

Lot Line Table with columns: Line #, Bearing, Distance. Rows L8-L21.

Lot Line Table with columns: Line #, Bearing, Distance. Rows L22-L33.

Centerline Curve Table with columns: Curve #, Length, Radius, Delta, Chord Bearing, Chord Distance. Rows C1-C15.

Centerline Curve Table with columns: Curve #, Length, Radius, Delta, Chord Bearing, Chord Distance. Rows C16-C29.

Centerline Curve Table with columns: Curve #, Length, Radius, Delta, Chord Bearing, Chord Distance. Rows C30-C43.

Centerline Curve Table with columns: Curve #, Length, Radius, Delta, Chord Bearing, Chord Distance. Rows C44-C57.

Centerline Curve Table with columns: Curve #, Length, Radius, Delta, Chord Bearing, Chord Distance. Rows C58-C71.

Centerline Curve Table with columns: Curve #, Length, Radius, Delta, Chord Bearing, Chord Distance. Rows C72-C85.

Centerline Curve Table with columns: Curve #, Length, Radius, Delta, Chord Bearing, Chord Distance. Rows C86-C99.

Centerline Curve Table with columns: Curve #, Length, Radius, Delta, Chord Bearing, Chord Distance. Rows C100-C113.

Centerline Curve Table with columns: Curve #, Length, Radius, Delta, Chord Bearing, Chord Distance. Rows C114-C127.

Common (HOA) Lot Area Table with columns: Lot #, Block #, Acres. Rows 1-5.

Easement Line Table with columns: Line #, Bearing, Distance. Rows L43-L85.

Easement Line Table with columns: Line #, Bearing, Distance. Rows L86-L128.

Easement Line Table with columns: Line #, Bearing, Distance. Rows L129-L161.

DEVAPP-24-0092 FINAL PLAT PARK PLACE PHASE 2 166 SINGLE FAMILY LOTS & 5 COMMON (HOA) LOTS PD-123 ZONING 68.815 ACRES OUT OF THE L. NETHERLY SURVEY - ABSTRACT NO. 962 TOWN OF PROSPER DENTON COUNTY, TEXAS

OWNER / APPLICANT SHADDOCK-PROSPER PARK PLACE 2, LLC 2400 Dallas Pkwy, Ste 560 Plano, TX 75093 Telephone: (214) 405-6942 Contact: William C. Shaddock, Jr. ENGINEER / SURVEYOR Spiars Engineering, Inc. 765 Custer Road, Suite 100 Plano, TX 75075 Telephone: (972) 422-0077 Telephone: (214) 405-6942 Contact: Ryan Hartman, P.E. August, 2024 SEI Job No. 23-127

