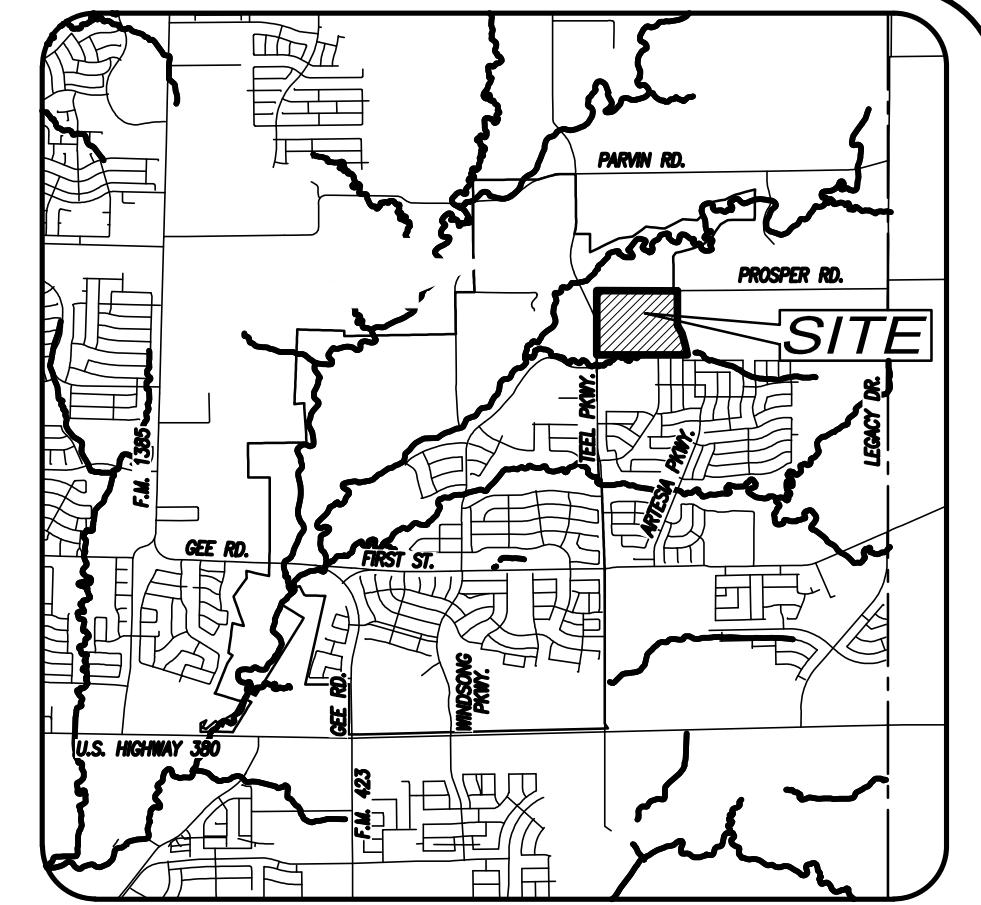


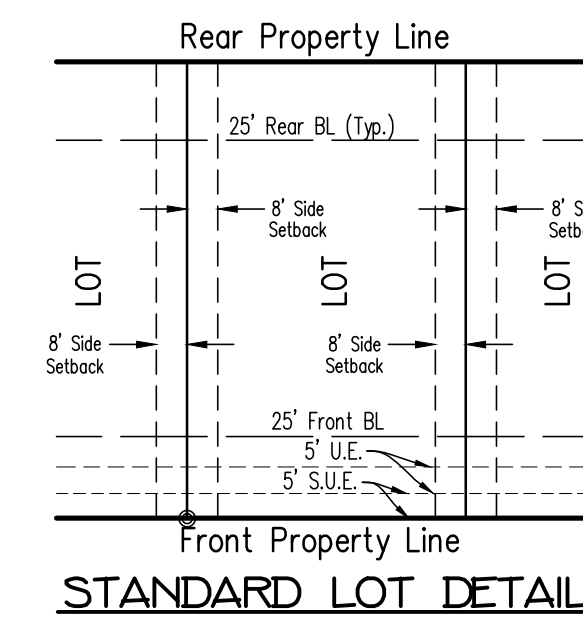
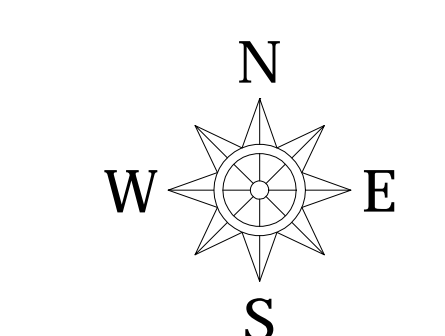
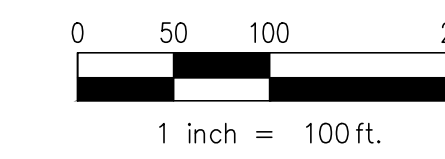
Approved Preliminary Plat (DEVAPP-23-0158)

Boundary Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
BC1	21.07'	1060.00'	1'08"20"	N19'32'58"W	21.07'
BC2	3.18'	1070.00'	0'10"12"	N28'18'42"W	3.18'
BC3	130.87'	745.00'	10'03'52"	N67'19'26"E	130.70'
BC4	96.54'	755.00'	7'19'36"	N85'43'53"E	96.48'

Boundary Line Table		
Line #	Bearing	Distance
BL1	N00°08'28"W	149.49'
BL2	N20°22'59"W	150.91'
BL3	N28°33'48"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'



LOCATION MAP / KEY MAP
N.T.S.



STANDARD LOT DETAIL

LEGEND	
(Not All Items May Be Applicable)	
1/2" IRON ROD WITH PLASTIC CAP STAMPED "SPIARSEN" SET (M)	1/2" IRON ROD WITH PLASTIC CAP STAMPED "SPIARSEN" SET (M) 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 "SPIARSEN-S" O/S "P.C."	
IRON ROD FOUND	IRON ROD FOUND
CAPPED IRON ROD FOUND	CAPPED IRON ROD FOUND
ALUMINUM MONUMENT FOUND	ALUMINUM MONUMENT FOUND
CONTROL MONUMENT	CONTROL MONUMENT
EASEMENT	EASEMENT
UTILITY	UTILITY
DRAINAGE EASEMENT	DRAINAGE EASEMENT
DRAINAGE AND UTILITY EASEMENT	DRAINAGE AND UTILITY EASEMENT
DRAINAGE EASEMENT	DRAINAGE EASEMENT
WATER EASEMENT	WATER EASEMENT
SANITARY SEWER EASEMENT	SANITARY SEWER EASEMENT
SEWALK EASEMENT	SEWALK EASEMENT
STREET EASEMENT	STREET EASEMENT
FIRELINE ACCESS & UTILITY EASEMENT	FIRELINE ACCESS & UTILITY EASEMENT
WALL MAINTENANCE EASEMENT	WALL MAINTENANCE EASEMENT
HIRE & BIKE TRAIL EASEMENT	HIRE & BIKE TRAIL EASEMENT
VISIBILITY, ACCESS & MAINTENANCE EASEMENT	VISIBILITY, ACCESS & MAINTENANCE EASEMENT
BY THIS PLAT	BY THIS PLAT
RIGHT-OF-WAY	RIGHT-OF-WAY
MIN. FIN. FLOOR ELEVATION	MIN. FIN. FLOOR ELEVATION
BUILDING LINE	BUILDING LINE
STREET NAME CHANGE	STREET NAME CHANGE
BLOCK DESIGNATION	BLOCK DESIGNATION
LOT FRONTAGE	LOT FRONTAGE
CABINET	CABINET
VOLUME	VOLUME
PAGE	PAGE
NUMBER	NUMBER
FEDERAL EMERGENCY MANAGEMENT AGENCY	FEDERAL EMERGENCY MANAGEMENT AGENCY
FIRM FLOOD INSURANCE RATE MAP	FIRM FLOOD INSURANCE RATE MAP
ORD. NO.	ORD. NO.
INSTRUMENT OR DOCUMENT	INSTRUMENT OR DOCUMENT
DEED RECORDS, DENTON COUNTY, TEXAS	DEED RECORDS, DENTON COUNTY, TEXAS
PLAT RECORDS, DENTON COUNTY, TEXAS	PLAT RECORDS, DENTON COUNTY, TEXAS
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 "SPIARSEN 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

Inwood Plaza J/V A0962A Netherly Survey
Remainder of Tract 1
Doc. No. 98-0110922
O.P.R.D.C.T.

VP Windseong Operations Lot 4, Block X
Windseong Ranch Ph. 6A
Doc. No. 2020-115 O.P.R.D.C.T.

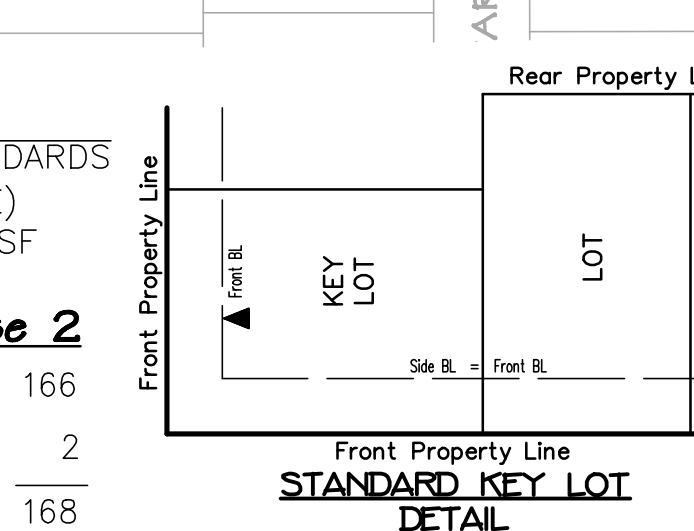
VP Windseong Operations Lot 1, Block X
Windseong Ranch Ph. 5D
Doc. No. 2020-366 O.P.R.D.C.T.

VP Windseong Operations Lot 6, Block X
Windseong Ranch Ph. 5D
Doc. No. 2020-366 O.P.R.D.C.T.

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) 422-0077
Contact: Vijay Borra

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

TOWN OF PROSPER
PLANNING DEPARTMENT
P&Z Conditional Approval
October 17, 2023

Basin 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

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:

- 1. The streets are dedicated for street purposes.
2. All public improvements and dedications shall be free and clear of all debt, liens, and/or encumbrances.
3. The easements and public use areas, as shown, are dedicated for the public use forever for the purposes indicated on this plat.
4. 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.
5. The Town of Prosper is not responsible for replacing any improvements in, under, or over any easements caused by maintenance or repair.
6. 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.
7. 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.
8. 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.
9. 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: _____

Table with 4 columns: Lot #, Block #, Square Feet, Acreage. Rows 1-17.

Table with 4 columns: Lot #, Block #, Square Feet, Acreage. Rows 1-24.

Table with 4 columns: Lot #, Block #, Square Feet, Acreage. Rows 1-20.

Table with 4 columns: Lot #, Block #, Square Feet, Acreage. Rows 21-28.

Table with 4 columns: Lot #, Block #, Square Feet, Acreage. Rows 1-14.

Table with 4 columns: Lot #, Block #, Square Feet, Acreage. Rows 1-10.

Table with 4 columns: Lot #, Block #, Square Feet, Acreage. Rows 11-24.

Table with 4 columns: Lot #, Block #, Square Feet, Acreage. Rows 1-9.

Table with 4 columns: Lot #, Block #, Square Feet, Acreage. Rows 10-25.

Table with 4 columns: Lot #, Block #, Square Feet, Acreage. Rows 26-32.

Table with 4 columns: Lot #, Block #, Square Feet, Acreage. Rows 1-24.

Table with 4 columns: Lot #, Block #, Square Feet, Acreage. Rows 17-26.

Table with 3 columns: Line #, Bearing, Distance. Rows L5-L21.

Table with 5 columns: Curve #, Length, Radius, Delta, Chord Bearing, Chord Distance. Rows C29-C38.

Table with 5 columns: Curve #, Length, Radius, Delta, Chord Bearing, Chord Distance. Rows C39-C46.

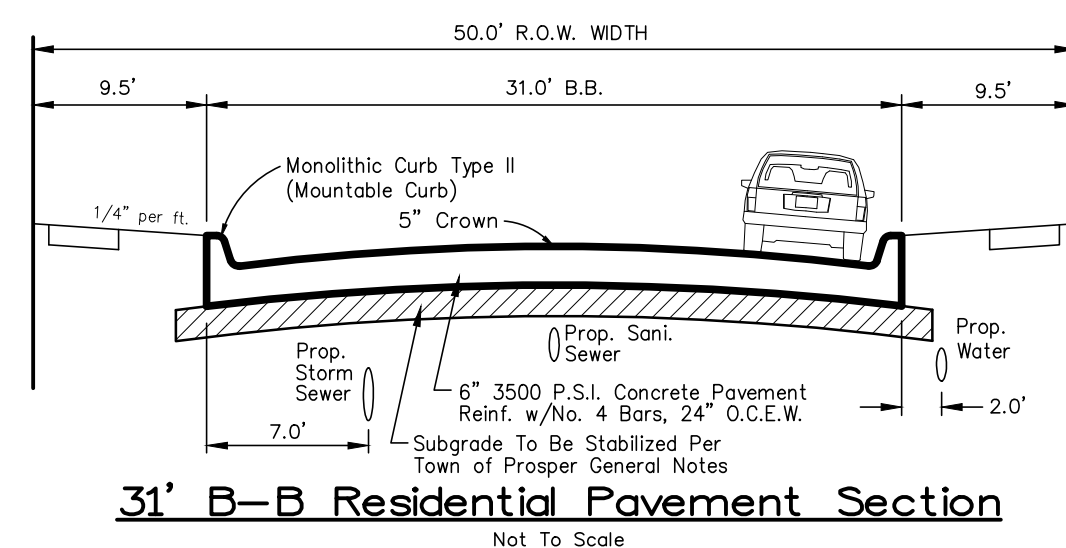
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Table with 3 columns: Line #, Bearing, Distance. Rows L1-L4.

Table with 3 columns: Lot #, Block #, Acres. Rows 1-4.

Table with 6 columns: Curve #, Length, Radius, Delta, Chord Bearing, Chord Distance. Rows C22-C28.



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. NETHERLEY SURVEY ~ ABSTRACT NO. 962
TOWN OF PROSPER
DENTON COUNTY, TEXAS

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

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

Vertical text on the left margin: Printed by: manson Plot Date: 10/13/2023 9:36 AM, Drawing: 0_2023_28513-17 Prosper Hills Phase 11(20) (Preliminary) (A) (Type: Final - all) by: Darren K. Brown, Date: 10/13/2023, 9:16:32 AM