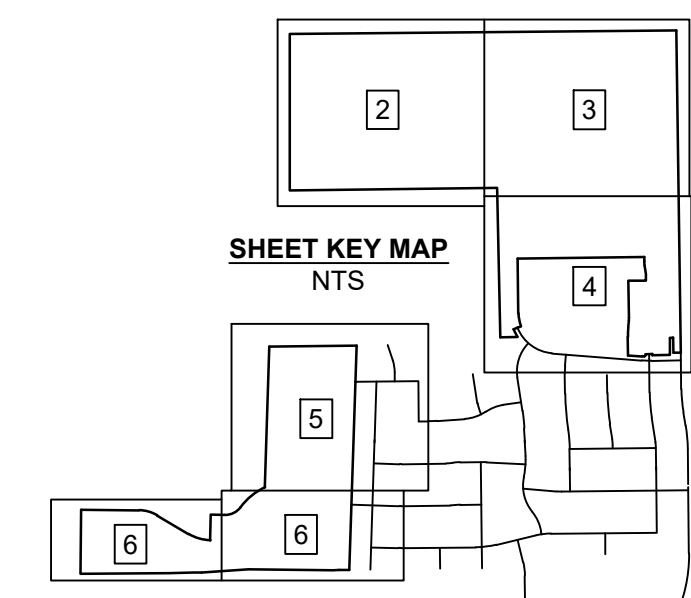


**LEGEND**

- D.R.C.C.T. DEED RECORDS, COLLIN COUNTY, TEXAS
- O.P.R.C.C.T. OFFICIAL RECORDS, COLLIN COUNTY, TEXAS
- P.R.C.C.T. PLAT RECORDS, COLLIN COUNTY, TEXAS
- CMF CONCRETE MONUMENT FOUND
- CMS CONCRETE MONUMENT SET
- IPF IRON PIPE FOUND
- IRF IRON ROD FOUND
- IRFC IRON ROD WITH CAP FOUND
- IRSC IRON ROD WITH "KHA" CAP SET
- MNF MAG NAIL FOUND
- MNS MAG NAIL SET
- XF "X" CUT FOUND
- XS "X" CUT SET
- A.E. ACCESS EASEMENT
- A.U.E. ACCESS & UTILITY EASEMENT
- B.L. BUILDING LINE
- W.M.E. WALL MAINTENANCE EASEMENT
- D.E. DRAINAGE EASEMENT
- D.D.E. DRAINAGE & DETENTION EASEMENT
- F.A.U.E. FIRELANE, ACCESS & UTILITY EASEMENT
- F.E. FIRELANE EASEMENT
- FFE MIN MINIMUM FINISHED FLOOR ELEV.
- H.B.T.E. HIKE & BIKE TRAIL EASEMENT
- L.S.E. LANDSCAPE EASEMENT
- HOA HOMEOWNER'S ASSOCIATION OF
- P.I.E. PRIVATE IRRIGATION EASEMENT
- P.W.M.E. PRIVATE WALL MAINTENANCE EASEMENT
- S.E. STREET EASEMENT
- S.S.E. SANITARY SEWER EASEMENT
- S.U.E. SIDEWALK & UTILITY EASEMENT
- S.W.E. SIDEWALK EASEMENT
- U.E. UTILITY EASEMENT
- W.E. WATER EASEMENT
- STREET NAME CHANGE
- \* KEY LOT
- ▲ KEY LOT HOUSE FRONT DIRECTION
- ▲ FRONT PORCH REQUIREMENT ON LOT



**Key**  
 Light Green - Existing Trail  
 Green - Proposed Trail

**STREET STUB TO BE REMOVED UPON APPROVAL OF NEIGHBORING PD**

**SEE SHEET 6 FOR DETAILS & GENERAL NOTES**

**SEE SHEET 7 FOR LINE/CURVE TABLES**

DEVAPP-24-0060  
**PRELIMINARY PLAT**  
**LEGACY GARDENS**  
**PHASES 3 & 4**  
 PD-115 ZONING  
 136.118 ACRES

271 RESIDENTIAL LOTS  
 BLOCK A: LOTS 2-13; BLOCK B: LOTS 3-11, 13-19, 21-73;  
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 BLOCK O: LOT 1X & 11X; BLOCK P: LOT 1X; BLOCK Q: LOT 8X;  
 BLOCK R: LOT 1X; BLOCK S: 1X; BLOCK W: LOT 12X & 25X;

COLLIN COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 147  
 TOWN OF PROSPER, COLLIN COUNTY, TEXAS  
 PREPARED: 08/22/2024

# Kimley»Horn

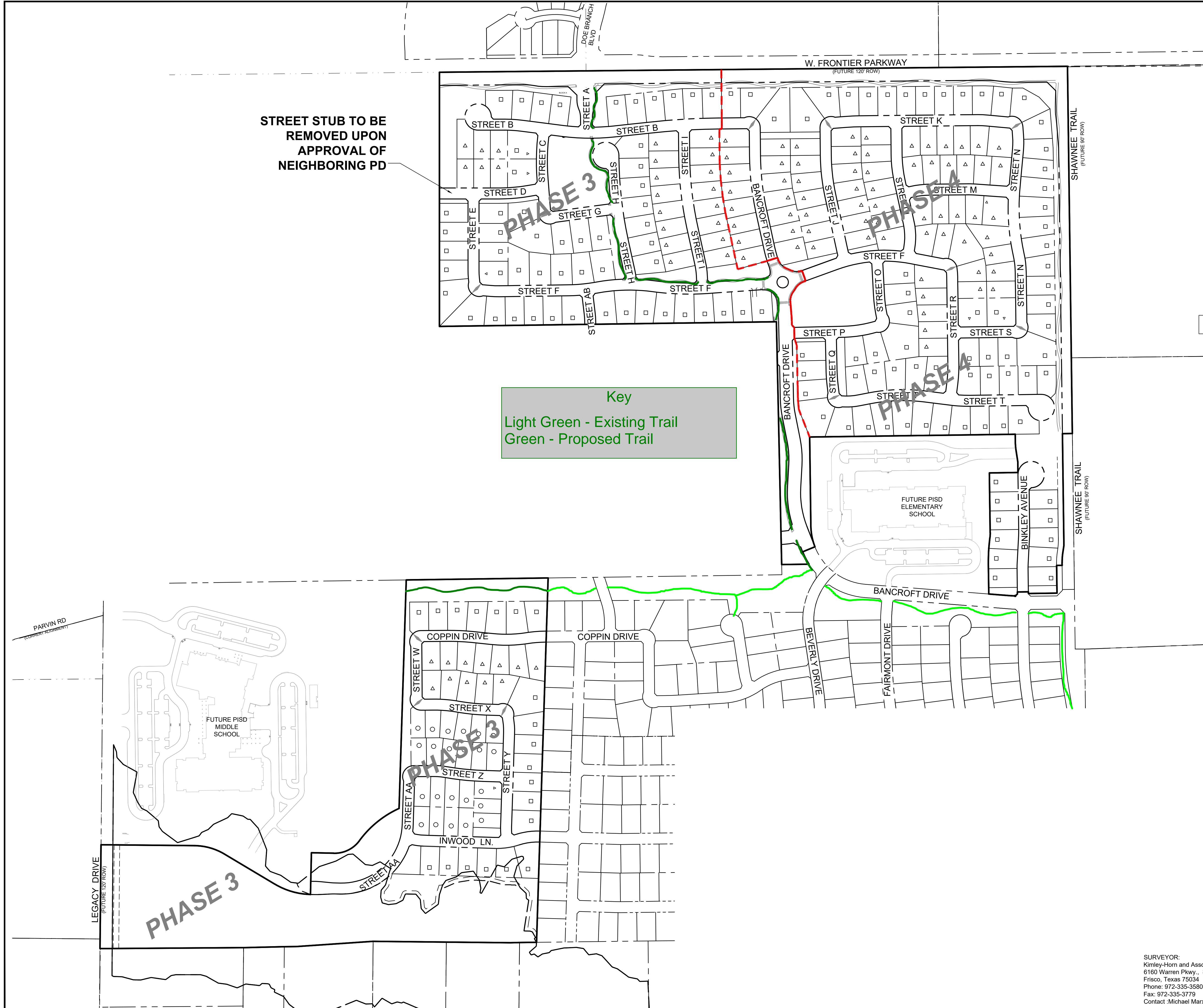
6160 Warren Parkway, Suite 210 Frisco, Texas 75034 FIRM # 10193822 Tel. No. (972) 335-3580 Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 200'	GGL	KHA	Aug. 2024	068625035	1 OF 8

OWNER:  
 TOLL SOUTHWEST LLC  
 2555 Sw Grapevine Pkwy Ste 100  
 Grapevine, TX 76051  
 Phone: 817-329-7973  
 Contact: Mike Boswell

SURVEYOR:  
 Kimley-Horn and Associates, Inc.  
 6160 Warren Pkwy., Suite 210  
 Frisco, Texas 75034  
 Phone: 972-335-3580  
 Fax: 972-335-3779  
 Contact: Michael Marx, R.P.L.S.

ENGINEER:  
 Kimley-Horn and Associates, Inc.  
 6160 Warren Pkwy., Suite 210  
 Frisco, Texas 75034  
 Phone: 972-335-3580  
 Fax: 972-335-3779  
 Contact: Thomas Coppin, PE



DWG NAME: KCPM\_SURVEY\94625035\LEGACY GARDENS - PROSPER\94625035\LEGACY GARDENS PHASE 3 & 4.PPDWG PLOTTED BY: LIVERGOOD, GRANT 8/29/2024 10:17 AM LAST SAVE: 8/29/2024 12:38 PM

LOT 1X, BLOCK V - CREEKS OF LEGACY PHASE 2C  
VOL. 2017, PG. 840, M.R.C.C.T.  
ZONED: A (Hoa Owned Common Area)

CREEKS OF LEGACY MODEL PARK  
VOL. 2015, PG. 691, M.R.C.C.T.  
ZONED: A (Residential Single-family)

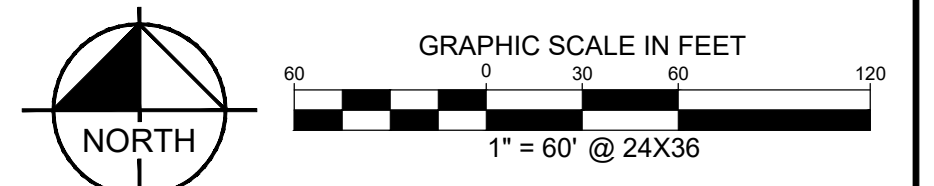
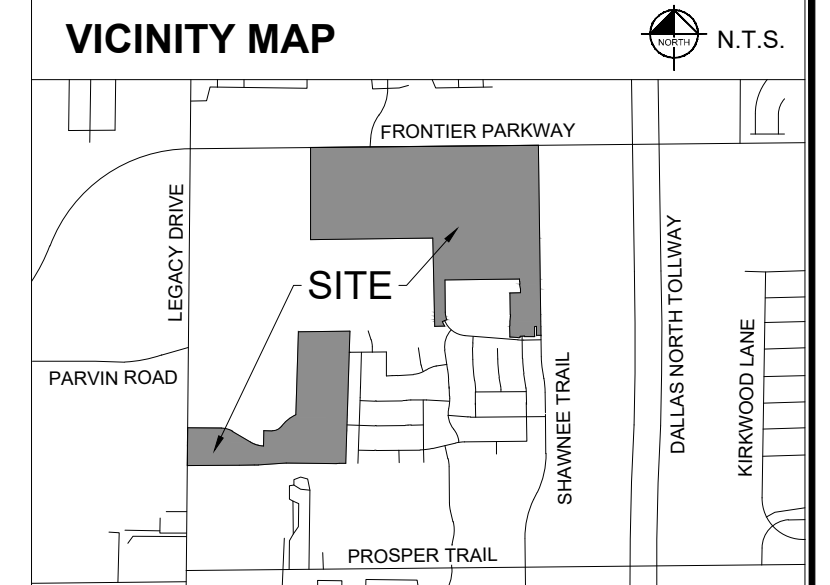
LOT 15X, BLOCK A - CREEKS OF LEGACY PHASE 2B  
VOL. 2017, PG. 598, M.R.C.C.T. ZONED:A (Hoa Owned Common Area)

F.D. GARY SURVEY  
ABSTRACT NO. 361

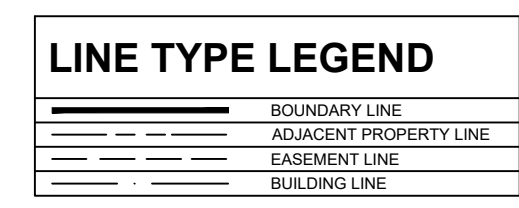
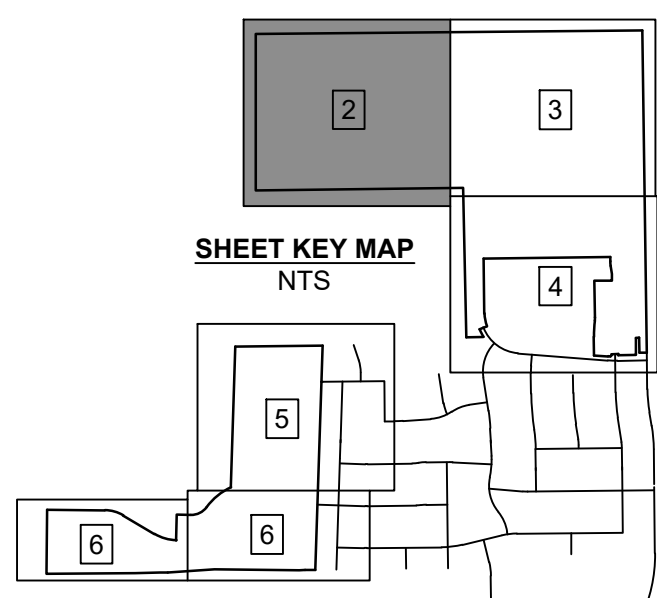
W. DAVENPORT SURVEY  
ABSTRACT NO. 262

CITY OF CELINA  
TOWN OF PROSPER

RIGHT-OF-WAY DEDICATION TO  
THE TOWN OF PROSPER, TEXAS  
(FEE SIMPLE)



- LEGEND**
- D.R.C.C.T. DEED RECORDS, TEXAS
  - COLLIN COUNTY, TEXAS
  - O.P.R.C.C.T. OFFICIAL RECORDS, TEXAS
  - COLLIN COUNTY, TEXAS
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  - B.L. BUILDING LINE
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  - H.B.T.E. HIKE & BIKE TRAIL EASEMENT
  - L.S.E. LANDSCAPE EASEMENT
  - H.O.A. HOMEOWNER'S ASSOCIATION
  - O.F. OPEN FENCE REQUIRED
  - P.I.E. PRIVATE IRRIGATION EASEMENT
  - P.W.M.E. PRIVATE WALL MAINTENANCE EASEMENT
  - S.E. STREET EASEMENT
  - S.S.E. SANITARY SEWER EASEMENT
  - S.U.E. SIDEWALK & UTILITY EASEMENT
  - S.W.E. SIDEWALK EASEMENT
  - U.E. UTILITY EASEMENT
  - W.E. WATER EASEMENT
  - STREET NAME CHANGE
  - \* KEY LOT
  - ▲ KEY LOT HOUSE FRONT DIRECTION
  - ▲ FRONT PORCH REQUIREMENT ON LOT



LOT TYPE	TOTAL
○ STANDARD 8F LOT	23
△ STANDARD 9F LOT	101
□ STANDARD 10F LOT	147
<b>TOTAL RESIDENTIAL LOTS</b>	<b>271</b>

SEE SHEET 6 FOR DETAILS & GENERAL NOTES  
SEE SHEET 7 FOR LINE/CURVE TABLES

DEVAPP-24-0060  
**PRELIMINARY PLAT**  
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PD-115 ZONING  
136.118 ACRES

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COLLIN COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 147  
TOWN OF PROSPER, COLLIN COUNTY, TEXAS  
PREPARED: 08/22/2024

**Kimley»Horn**

6160 Warren Parkway, Suite 210 Frisco, Texas 75034 FIRM # 10193822 Tel. No. (972) 335-3580 Fax No. (972) 335-3779

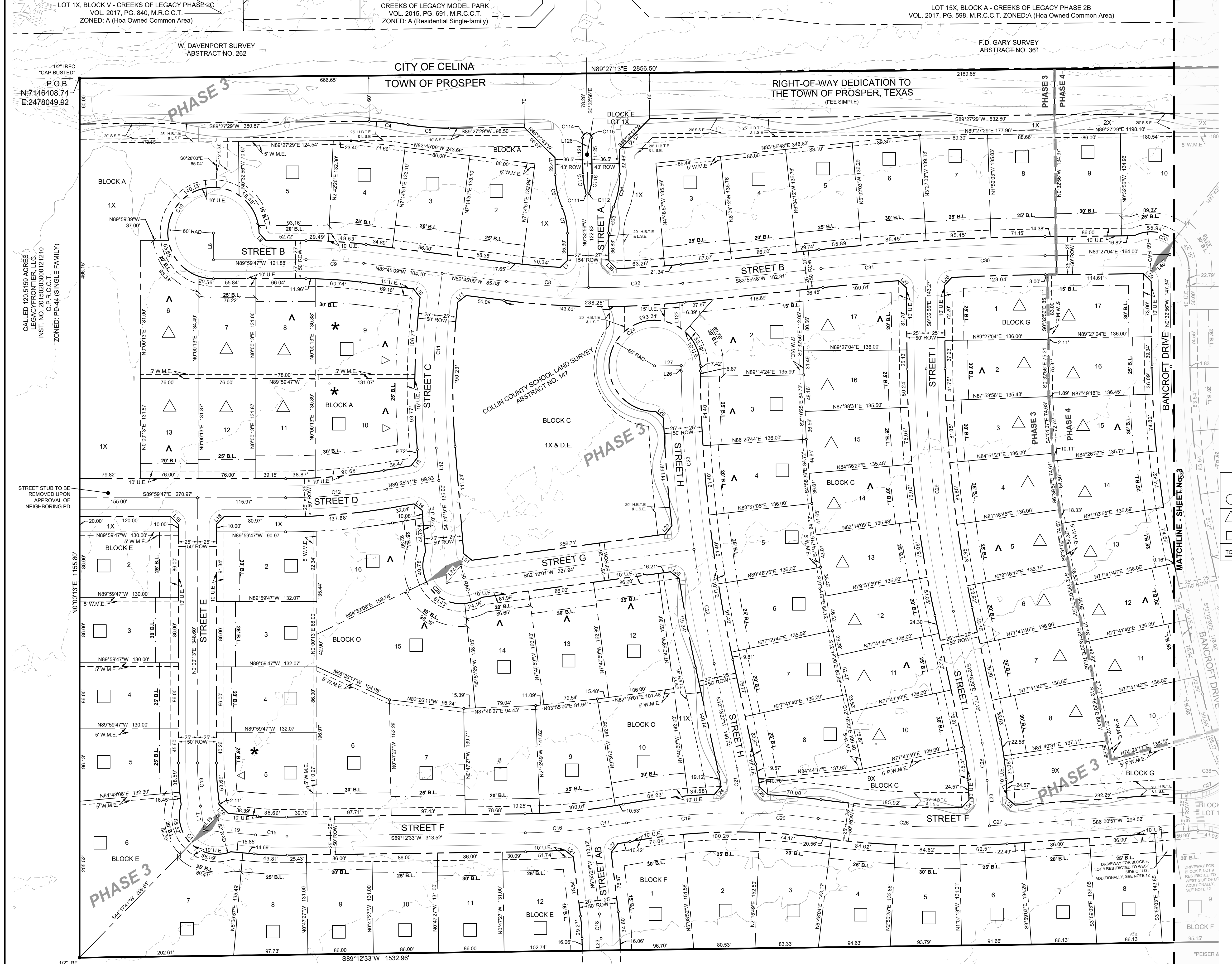
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	GGL	KHA	Aug. 2024	068625035	2 OF 8

FILED:

**OWNER:**  
TOLL SOUTHWEST LLC  
2555 Sw Grapevine Pkwy Ste 100  
Grapevine, TX 76051  
Phone: 817-329-7973  
Contact: Mike Boswell

**SURVEYOR:**  
Kimley-Horn and Associates, Inc.  
6160 Warren Pkwy., Suite 210  
Frisco, Texas 75034  
Phone: 972-335-3580  
Fax: 972-335-3779  
Contact: Michael Marx, R.P.L.S.

**ENGINEER:**  
Kimley-Horn and Associates, Inc.  
6160 Warren Pkwy., Suite 210  
Frisco, Texas 75034  
Phone: 972-335-3580  
Fax: 972-335-3779  
Contact: Thomas Coppin, PE



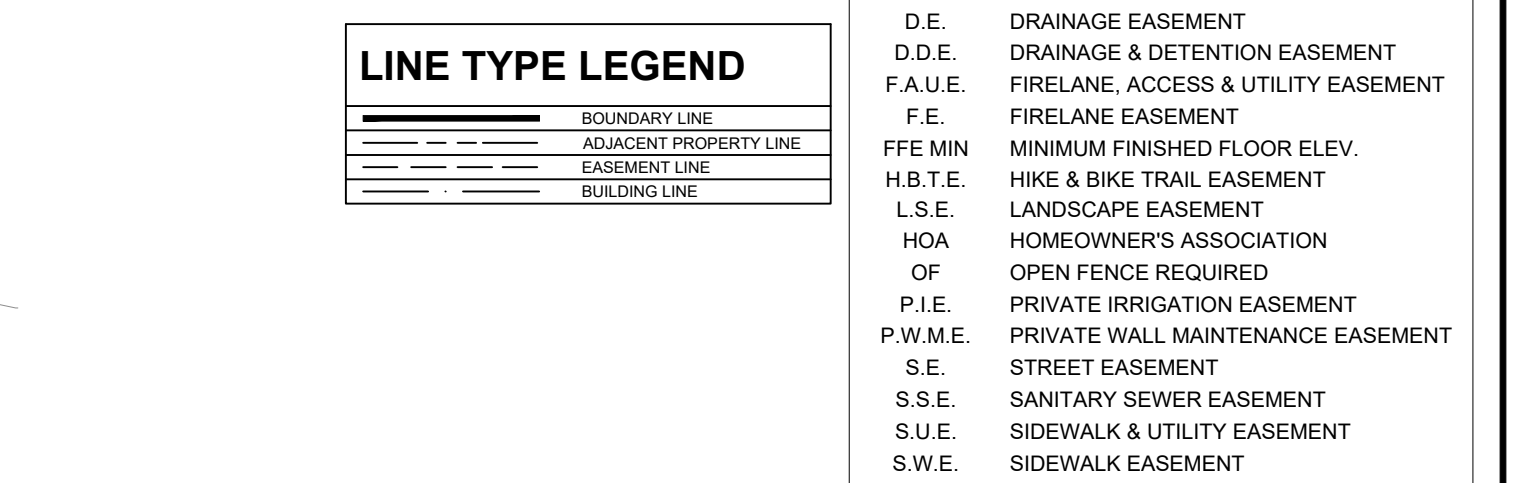
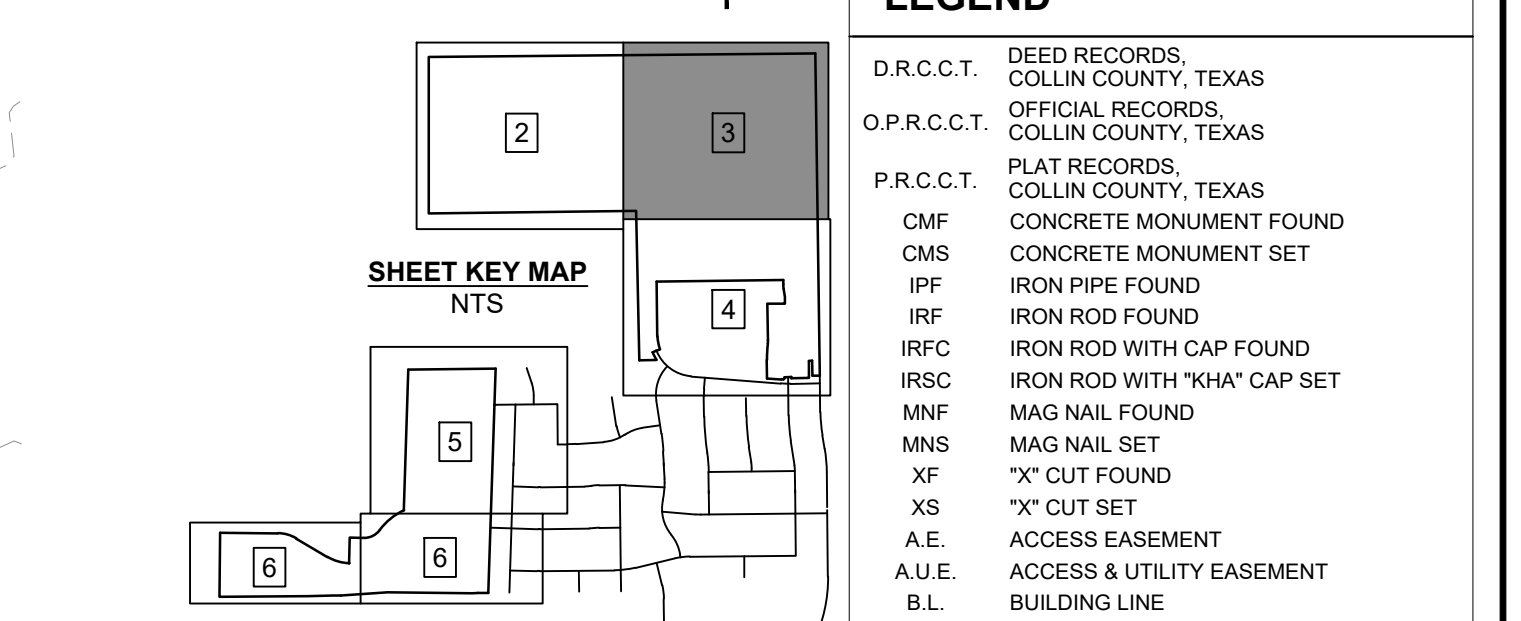
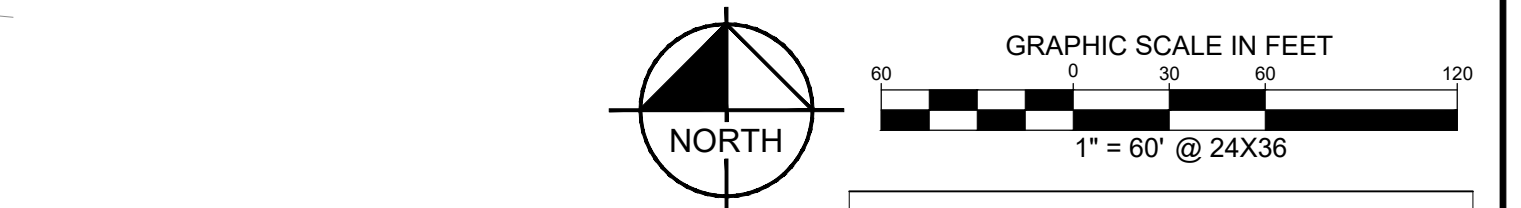
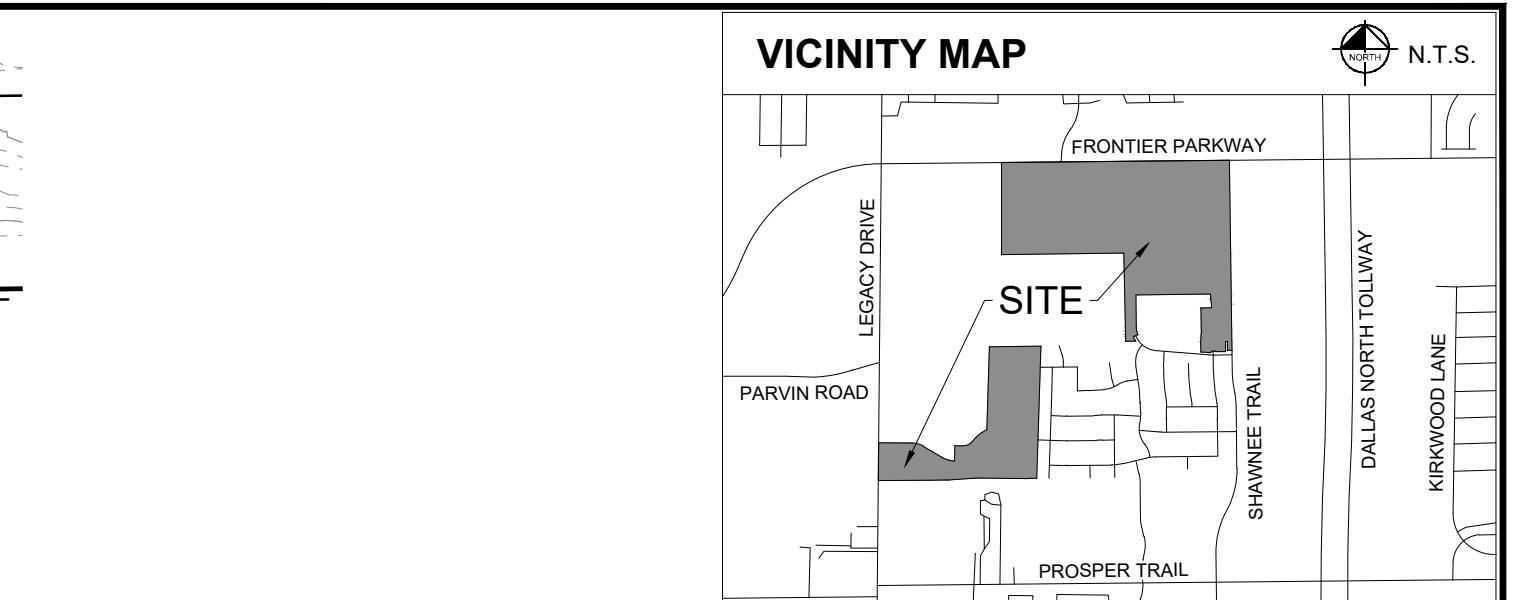
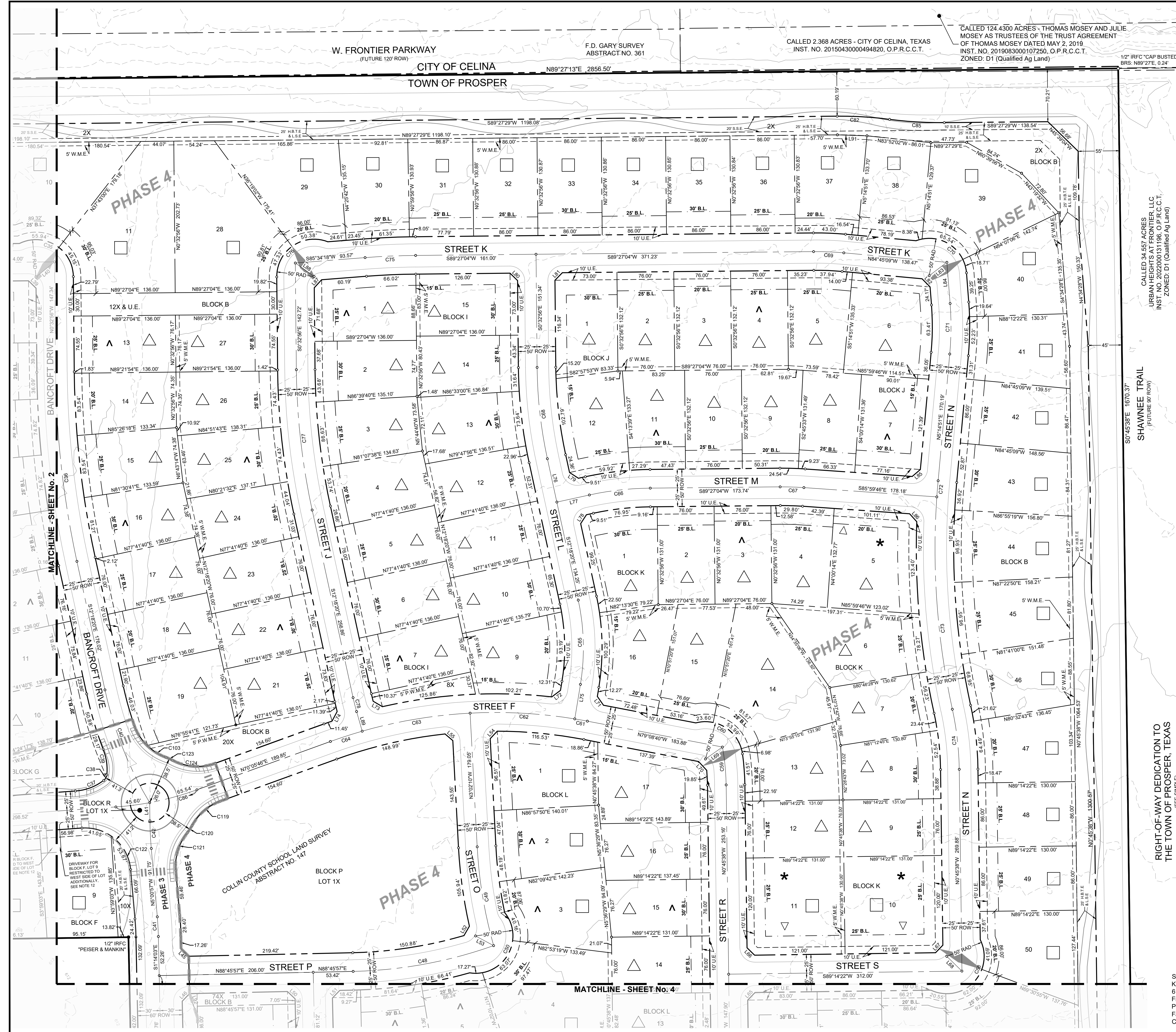
CALLED 120.5159 ACRES  
LEGACYFRONTIER, LLC  
INST. NO. 20150203000121210  
O.P.R.C.C.T.  
ZONED: PD-44 (SINGLE FAMILY)

OWNER:  
TOLL SOUTHWEST LLC  
2555 Sw Grapevine Pkwy Ste 100  
Grapevine, TX 76051  
Phone: 817-329-7973  
Contact: Mike Boswell

SURVEYOR:  
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Phone: 972-335-3580  
Fax: 972-335-3779  
Contact: Thomas Coppin, PE

DWG NAME: KCFM\_SURVEY\_SURVEY190426005-LEGACY GARDENS - PROSPER PHASE 3 & 4 PPD.DWG PLOTTED BY: LIVERGOOD, GRANT 6/29/2024 10:17:AM LAST SAVED: 06/29/2024 12:38:PM



**LINE TYPE LEGEND**

- BOUNDARY LINE
- ADJACENT PROPERTY LINE
- EASEMENT LINE
- BUILDING LINE

LOT TYPE	TOTAL
STANDARD 8' LOT	23
STANDARD 9' LOT	101
STANDARD 10' LOT	147
<b>TOTAL RESIDENTIAL LOTS</b>	<b>271</b>

**SEE SHEET 6 FOR DETAILS & GENERAL NOTES**

**SEE SHEET 7 FOR LINE/CURVE TABLES**

DEVAPP-24-0060  
**PRELIMINARY PLAT**  
**LEGACY GARDENS**  
**PHASES 3 & 4**  
 PD-115 ZONING  
 136.118 ACRES

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 BLOCK R: LOT 1X; BLOCK S: 1X; BLOCK W: LOT 12X & 25X;

COLLIN COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 147  
 TOWN OF PROSPER, COLLIN COUNTY, TEXAS  
 PREPARED: 08/22/2024

**Kimley»Horn**

6160 Warren Parkway, Suite 210 Frisco, Texas 75034 FIRM # 10193822 Tel. No. (972) 335-3580 Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	GGL	KHA	Aug. 2024	068625035	3 OF 8

FILED:

OWNER:  
 TOLL SOUTHWEST LLC  
 2555 Sw Grapevine Pkwy Ste 100  
 Grapevine, TX 76051  
 Phone: 817-329-7973  
 Contact: Mike Boswell

SURVEYOR:  
 Kimley-Horn and Associates, Inc.  
 6160 Warren Pkwy., Suite 210  
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 6160 Warren Pkwy., Suite 210  
 Frisco, Texas 75034  
 Phone: 972-335-3580  
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 Contact: Thomas Coppin, PE

RIGHT-OF-WAY DEDICATION TO THE TOWN OF PROSPER, TEXAS (FEE SIMPLE)

SHAWNEE TRAIL (FUTURE 50' ROW)  
 S074538'E 1670.37'

CALLLED 34.557 ACRES - URBAN HEIGHTS AT FRONTIER, LLC  
 INST. NO. 2022000131196, O.P.R.C.C.T., ZONED: D1 (Qualified Ag Land)

CALLLED 2.368 ACRES - CITY OF CELINA, TEXAS  
 INST. NO. 2015043000494820, O.P.R.C.C.T.  
 INST. NO. 2019083000107250, O.P.R.C.C.T.  
 ZONED: D1 (Qualified Ag Land)

W. FRONTIER PARKWAY (FUTURE 120' ROW)  
 CITY OF CELINA  
 TOWN OF PROSPER  
 F.D. GARY SURVEY ABSTRACT NO. 361  
 N89°27'13"E 2856.50'

12" IRFC "CAP BUSTED" BRG. N89°27'E, 0.24'

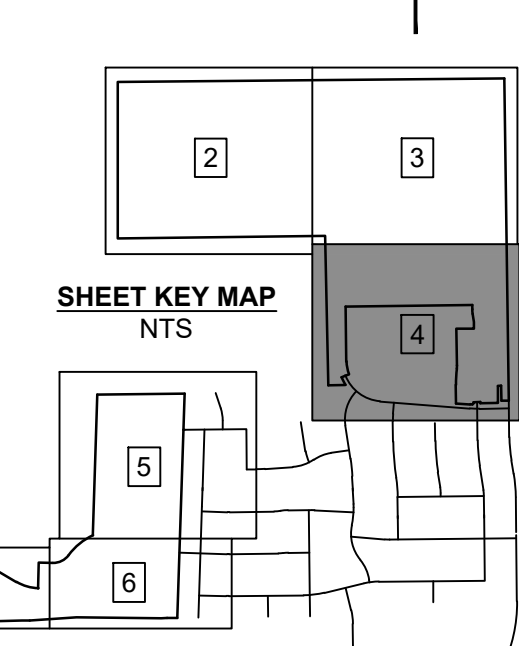
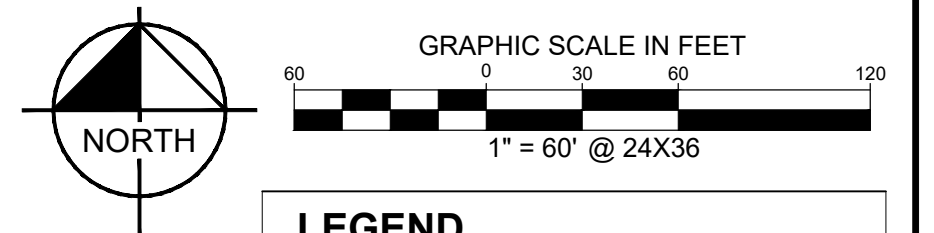
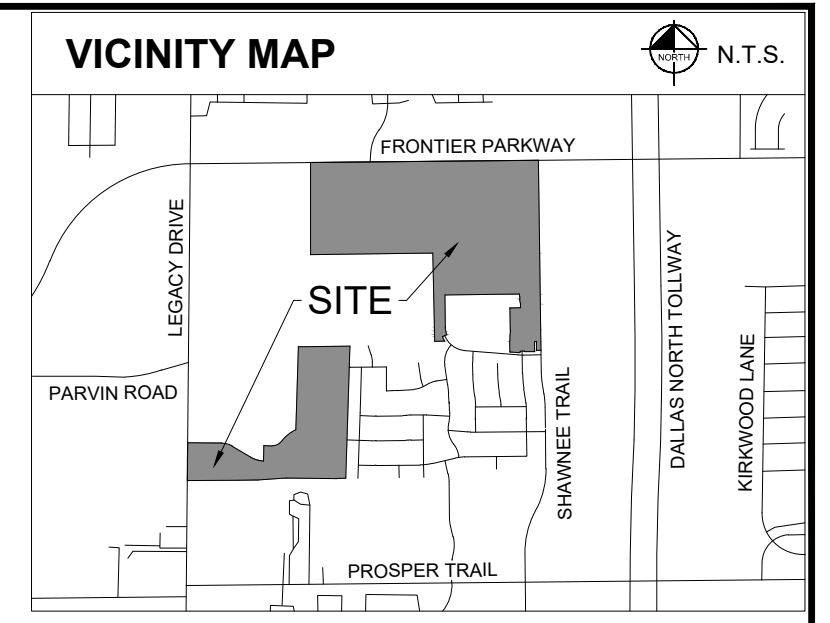
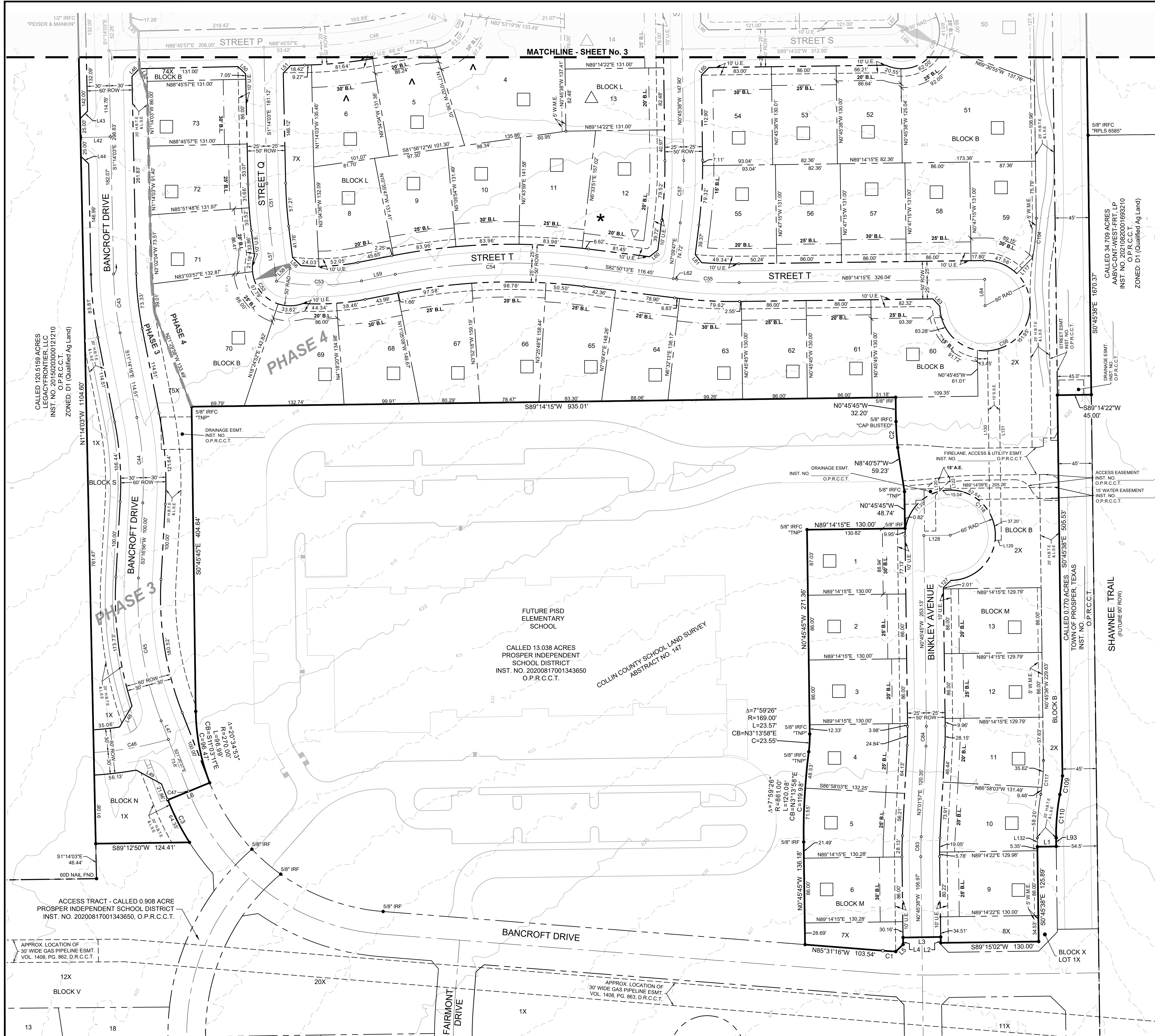
12" IRFC "PEISER & MANKIN"

COLLIN COUNTY SCHOOL LAND SURVEY ABSTRACT NO. 147

MATCHLINE - SHEET No. 4

MATCHLINE - SHEET No. 2

DWG NAME: KCFM\_SURVEY\_19042023-LEGACY GARDENS - PROSPER.PDF PLOTTED BY: LIVERGOOD, GRANT #292024 10:17 AM LAST SAVED: 08/22/2024 12:38 PM



**LEGEND**

D.R.C.C.T. DEED RECORDS, TEXAS  
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 P.R.C.C.T. PLAT RECORDS, COLLIN COUNTY, TEXAS  
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 STREET NAME CHANGE

\* KEY LOT  
 ^ KEY LOT HOUSE FRONT DIRECTION  
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COLLIN COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 147  
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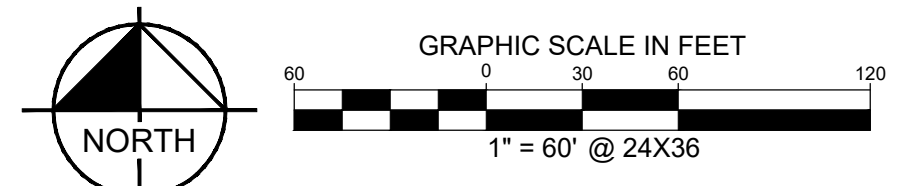
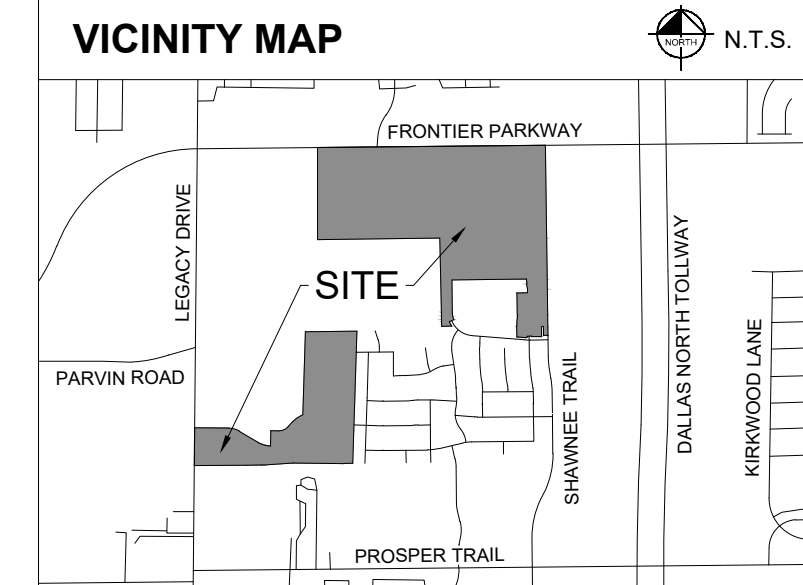
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 Fax: 972-335-3779  
 Contact: Michael Marx, R.P.L.S.

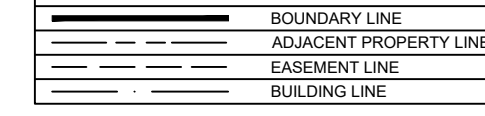
ENGINEER:  
 Kimley-Horn and Associates, Inc.  
 6160 Warren Pkwy., Suite 210  
 Frisco, Texas 75034  
 Phone: 972-335-3580  
 Fax: 972-335-3779  
 Contact: Thomas Coppin, PE



**LEGEND**

- D.R.C.C.T. DEED RECORDS, TEXAS
- COLLIN COUNTY, TEXAS
- O.P.R.C.C.T. OFFICIAL RECORDS, TEXAS
- COLLIN COUNTY, TEXAS
- P.R.C.C.T. PLAT RECORDS, TEXAS
- COLLIN COUNTY, TEXAS
- CMF CONCRETE MONUMENT FOUND
- CMS CONCRETE MONUMENT SET
- IRF IRON PIPE FOUND
- IRF IRON ROD FOUND
- IRFC IRON ROD WITH CAP FOUND
- IRSC IRON ROD WITH "KHA" CAP SET
- MNF MAG NAIL FOUND
- MNS MAG NAIL SET
- XF "X" CUT FOUND
- XS "X" CUT SET
- A.E. ACCESS EASEMENT
- A.U.E. ACCESS & UTILITY EASEMENT
- B.L. BUILDING LINE
- W.M.E. WALL MAINTENANCE EASEMENT
- D.E. DRAINAGE EASEMENT
- D.D.E. DRAINAGE & DETENTION EASEMENT
- F.A.U.E. FIRELANE, ACCESS & UTILITY EASEMENT
- F.E. FIRELANE EASEMENT
- FFE MIN MINIMUM FINISHED FLOOR ELEV.
- H.B.T.E. HIKE & BIKE TRAIL EASEMENT
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- P.I.E. PRIVATE IRRIGATION EASEMENT
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- S.S.E. SANITARY SEWER EASEMENT
- S.U.E. SIDEWALK & UTILITY EASEMENT
- S.W.E. SIDEWALK EASEMENT
- U.E. UTILITY EASEMENT
- W.E. WATER EASEMENT
- STREET NAME CHANGE
- \* KEY LOT
- ▲ FRONT PORCH REQUIREMENT ON LOT

**LINE TYPE LEGEND**



LOT TYPE	TOTAL
○ STANDARD 8F LOT	23
△ STANDARD 9F LOT	101
□ STANDARD 10F LOT	147
<b>TOTAL RESIDENTIAL LOTS</b>	<b>271</b>

**SEE SHEET 6 FOR DETAILS & GENERAL NOTES**

**SEE SHEET 7 FOR LINE/CURVE TABLES**

DEVAPP-24-0060  
**PRELIMINARY PLAT**  
**LEGACY GARDENS**  
**PHASES 3 & 4**  
 PD-115 ZONING  
 136.118 ACRES

271 RESIDENTIAL LOTS

BLOCK A: LOTS 2-13; BLOCK B: LOTS 3-11, 13-19, 21-73;  
 BLOCK C: LOTS 2-8, 10-17; BLOCK D: LOTS 8-13, BLOCK E: LOTS 2-12;  
 BLOCK F: LOTS 1-9; BLOCK G: LOTS 1-8, 10-17; BLOCK H: LOTS 10-28  
 BLOCK I: LOTS 1-7, 9-15; BLOCK J: LOTS 1-12; BLOCK K: LOTS 1-16;  
 BLOCK L: LOTS 1-6, 8-17; BLOCK M: LOTS 1-6, 9-13; BLOCK O: LOTS 2-10, 12-16;  
 BLOCK Q: LOTS 1-7, 9-12; BLOCK W: LOTS 5-11, 13-24;

25 COMMON (HOA) LOTS

BLOCK A: LOT 1X; BLOCK B: LOTS 1X, 2X, 12X, 20X, 74X & 75X;  
 BLOCK C: LOTS 1X & 9X; BLOCK D: LOTS 6X, 7X; BLOCK E: LOT 1X;  
 BLOCK F: LOT 10X; BLOCK G: LOT 9X; BLOCK I: LOT 8X;  
 BLOCK L: LOT 7X; BLOCK M: LOT 7X & 8X; BLOCK N: LOT 1X;  
 BLOCK O: LOT 1X & 11X; BLOCK P: LOT 1X; BLOCK Q: LOT 8X;  
 BLOCK R: LOT 1X; BLOCK S: 1X; BLOCK W: LOT 12X & 25X;

COLLIN COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 147  
 TOWN OF PROSPER, COLLIN COUNTY, TEXAS  
 PREPARED: 08/22/2024

**Kimley»Horn**

6160 Warren Parkway, Suite 210 Frisco, Texas 75034 FIRM # 10193822 Tel. No. (972) 335-3580 Fax No. (972) 335-3779

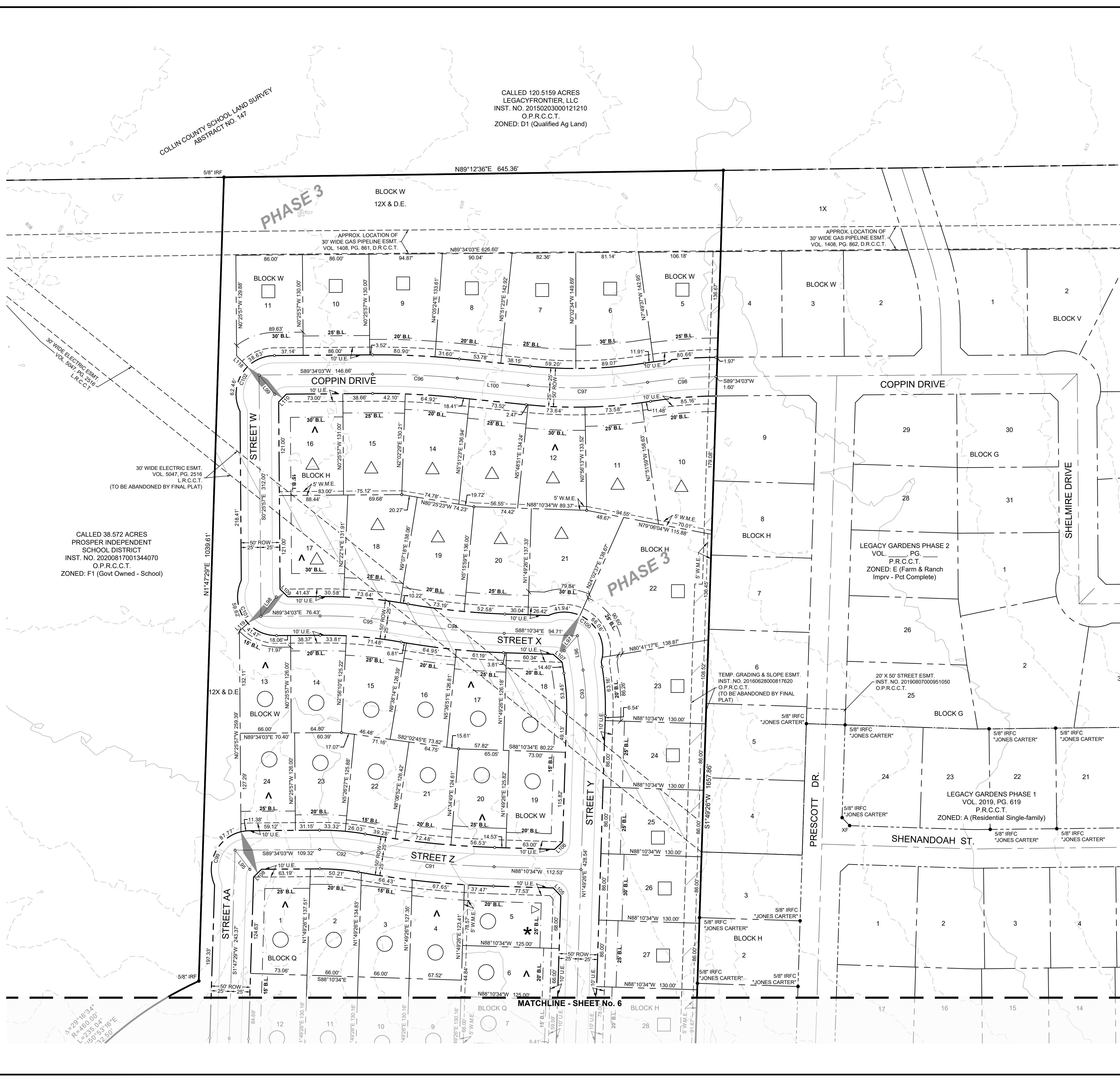
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	GGL	KHA	Aug. 2024	068625035	5 OF 8

FILED:

OWNER:  
 TOLL SOUTHWEST LLC  
 2555 Sw Grapevine Pkwy Ste 100  
 Grapevine, TX 76051  
 Phone: 817-329-7973  
 Contact: Mike Boswell

SURVEYOR:  
 Kimley-Horn and Associates, Inc.  
 6160 Warren Pkwy., Suite 210  
 Frisco, Texas 75034  
 Phone: 972-335-3580  
 Fax: 972-335-3779  
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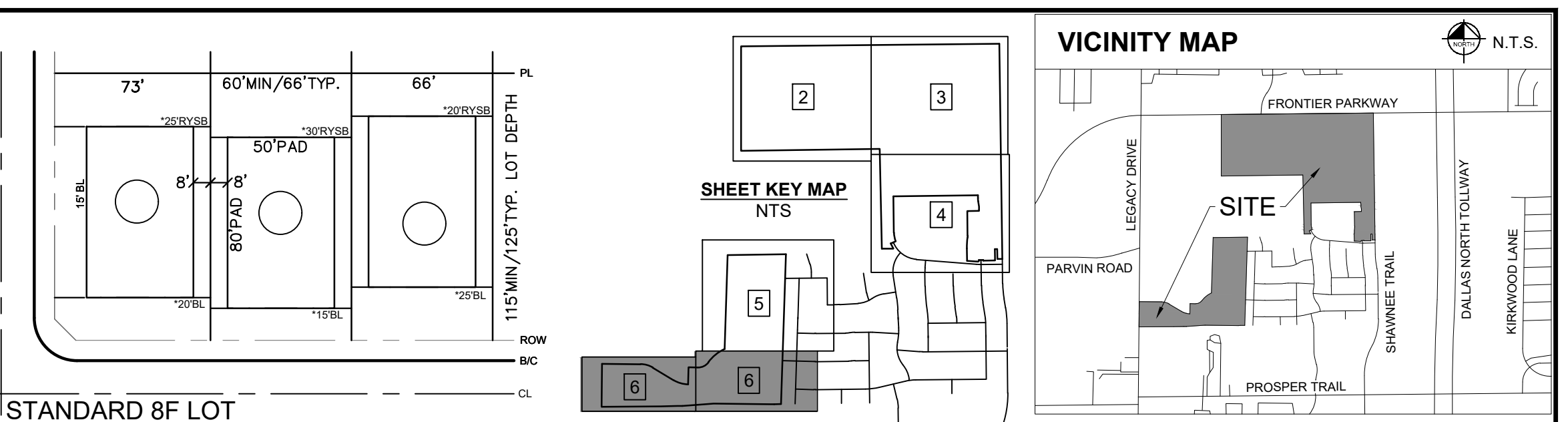
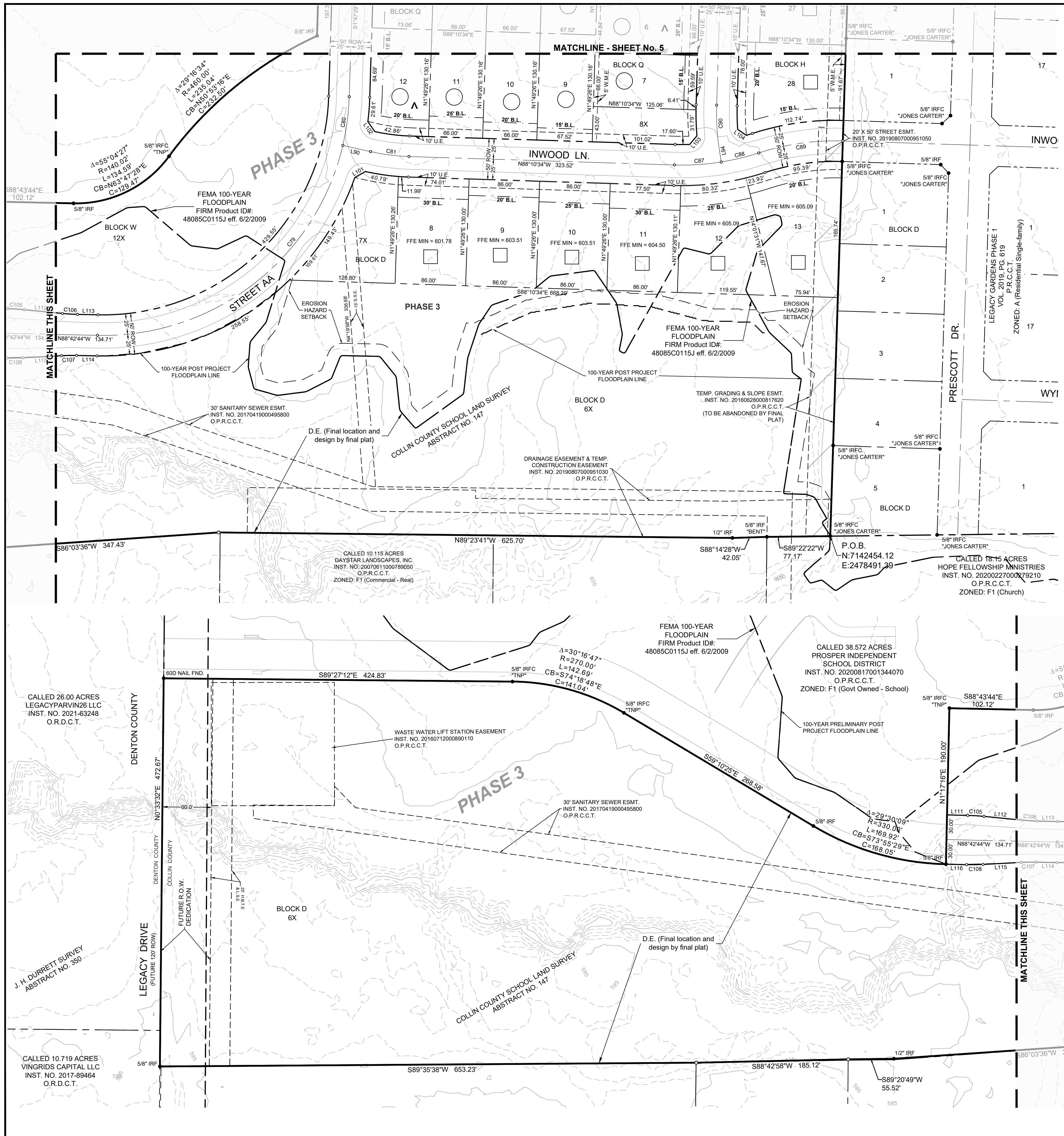
COLLIN COUNTY SCHOOL LAND SURVEY  
 ABSTRACT NO. 147

CALLED 120.5159 ACRES  
 LEGACYFRONTIER, LLC  
 INST. NO. 20150203000121210  
 O.P.R.C.C.T.  
 ZONED: D1 (Qualified Ag Land)

CALLED 38.572 ACRES  
 PROSPER INDEPENDENT  
 SCHOOL DISTRICT  
 INST. NO. 20200817001344070  
 O.P.R.C.C.T.  
 ZONED: F1 (Govt Owned - School)

AS SHOWN ON 344  
 LEG 200,000  
 LEG 230,000  
 LEG 250,000  
 LEG 270,000

DRAWN: KCFM SURVEY 06/26/2024 LEGACY GARDENS PHASE 3 & 4 PLOT BY: LIVERGOOD, GRANT 6/26/2024 10:11 AM LAST SAVED: 08/22/2024 12:38 PM



**STANDARD 8F LOT**  
\*FRONT AND REAR BUILDING LINES TO STAGGER

**STANDARD 9F LOT**  
\*FRONT AND REAR BUILDING LINES TO STAGGER

**STANDARD 10F LOT**  
\*FRONT AND REAR BUILDING LINES TO STAGGER

**STANDARD KEY LOT DETAIL**

**LINE TYPE LEGEND**

LOT TYPE	TOTAL
○ STANDARD 8F LOT	23
△ STANDARD 9F LOT	101
□ STANDARD 10F LOT	147
<b>TOTAL RESIDENTIAL LOTS</b>	<b>271</b>

LOT TYPE	TOTAL
STANDARD 8F LOT WITH "FRONT PORCH"	8
STANDARD 9F LOT WITH "FRONT PORCH"	26
STANDARD 10F LOT WITH "FRONT PORCH"	16
<b>TOTAL RESIDENTIAL LOTS WITH PORCH</b>	<b>50</b>

**LEGEND**

D.R.C.C.T. DEED RECORDS, TEXAS  
 O.P.R.C.C.T. OFFICIAL RECORDS, TEXAS  
 P.R.C.C.T. PLAT RECORDS, COLLIN COUNTY, TEXAS  
 CMF CONCRETE MONUMENT FOUND  
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 U.E. UTILITY EASEMENT  
 W.E. WATER EASEMENT  
 STREET NAME CHANGE

\* KEY LOT  
 ▲ KEY LOT HOUSE FRONT DIRECTION  
 ▲ FRONT PORCH FRONTION ON LOT

**DEVAPP-24-0060  
 PRELIMINARY PLAT  
 LEGACY GARDENS  
 PHASES 3 & 4**  
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 COLLIN COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 147  
 TOWN OF PROSPER, COLLIN COUNTY, TEXAS  
 PREPARED: 08/22/2024

- NOTES:**
- See Sheet No. 6 for Lot Area Table.
  - Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.
  - All Open Space Lots shall be owned and maintained by the Home Owners Association (HOA) and used as landscape and access easements.
  - Fencing on all lots adjacent to open space lots shall be ornamental metal.
  - 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.
  - Single-family district PD-115 standards apply to this subdivision.
  - The throughfares alignment(s) shown on this exhibit are for illustration purposes and do not set the alignment. The alignment is determined at time of final plat.
  - Landscape easements shall remain exclusive of all other easement types.
  - According to Map No. 48085C0115J dated June 2, 2009, of the National Flood Insurance Program Map, Flood Insurance Rate Map of Collin County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, this property is located in Zone X (unshaded) and is within a special flood hazard area. If this site is within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.
  - Key lots are indicated on the plan with an asterisk.
  - Per Planned Development Exhibit C, Section 1.5.a.F & Section 1.5.b.F, a minimum of one-third (1/3) of Type 8F lots shall have a front porch and a minimum of twenty-five percent (25%) of Type 9F lots shall have a front porch, respectively.
  - Parking is prohibited within a roundabout. On any approach to a roundabout, driveways, alley connections, and on-street parking shall not be permitted in the crosswalk or along any portion of the street that contains a splitter island. No Parking signage will be determined upon final site design.

**LOT SUMMARY**

- TOTAL OPEN SPACE = 1,399,696.813 SQUARE FEET / 32.158 ACRES
- AVERAGE SINGLE FAMILY LOT SIZE = 15,702.792 / 0.360 ACRES
- DENSITY = 271 DU / 136.884 = 1.98 DU/AC

**SURVEYOR:**  
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**Kimley Horn**

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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	GGL	KHA	Aug. 2024	068625035	6 OF 8

FILED:

DWG NAME: KCFM\_SURVEY\_SURVEY068625035-LEGACY GARDENS - PROSPER068625035-LEGACY GARDENS PHASE 3 & 4 (PP) DWG# PLOTTED BY: LIVERGOOD, GRANT 8/29/2024 10:11 AM LAST SAVED: 8/29/2024 12:58 PM



