

| CURVE NO. | DELTA | RADIUS | LENGTH | CHORD | BEARING |
|-----------|-----------|---------|--------|--------|-------------|
| 1. | 62°38'13" | 50.00' | 54.66' | 51.98' | N58°11'00"E |
| 2. | 17°20'46" | 41.00' | 12.37' | 12.37' | S15°06'49"W |
| 3. | 17°20'46" | 59.00' | 17.79' | 17.79' | N15°06'49"E |
| 4. | 18°15'43" | 300.00' | 95.62' | 95.21' | N81°22'02"W |
| 5. | 99°51'28" | 40.00' | 69.46' | 61.07' | N40°44'10"W |
| 6. | 15°47'57" | 300.00' | 82.72' | 82.46' | S79°05'52"W |
| 7. | 18°17'13" | 300.00' | 95.75' | 95.34' | S80°21'30"W |
| 8. | 85°46'11" | 40.00' | 59.88' | 54.44' | N54°54'59"W |
| 9. | 90°00'45" | 40.00' | 62.84' | 56.57' | N44°29'43"E |
| 10. | 89°59'15" | 40.00' | 62.82' | 56.56' | N45°30'17"W |

| LINE NO. | BEARING | DISTANCE |
|----------|---------------|----------|
| 1. | N 06°26'27" E | 8.54' |
| 2. | N 68°16'09" W | 15.55' |
| 3. | S 08°26'27" W | 8.54' |
| 4. | N 81°09'02" E | 15.55' |
| 5. | N 25°56'09" W | 13.44' |
| 6. | N 62°29'52" E | 14.26' |
| 7. | S 59°57'06" E | 16.07' |
| 8. | S 19°00'15" W | 16.07' |
| 9. | N 71°03'56" E | 15.81' |
| 10. | N 45°30'17" W | 14.14' |
| 11. | N 17°55'31" E | 15.81' |
| 12. | N 18°56'41" W | 15.81' |
| 13. | S 12°03'53" W | 15.81' |
| 14. | S 48°01'46" E | 13.90' |
| 15. | N 39°41'35" E | 13.85' |
| 16. | S 81°00'35" W | 16.07' |
| 17. | N 56°56'45" E | 16.07' |
| 18. | N 44°29'43" E | 14.14' |

PROSPER FOUR FRIENDS GROUP, LLC
DOC. NO. 20151208001532990
ZONED PD-38

STATE PLANE COORDINATES
NORTH CENTRAL TEXAS
ZONE 4202 (DATA NODES)
N E
7131371.793 2500996.921

POINT OF BEGINNING

N00°30'39"W 574.00'

MOODY DRIVE (50' R.O.W.)

N00°30'39"W 578.00'

N00°30'39"W 578.00'

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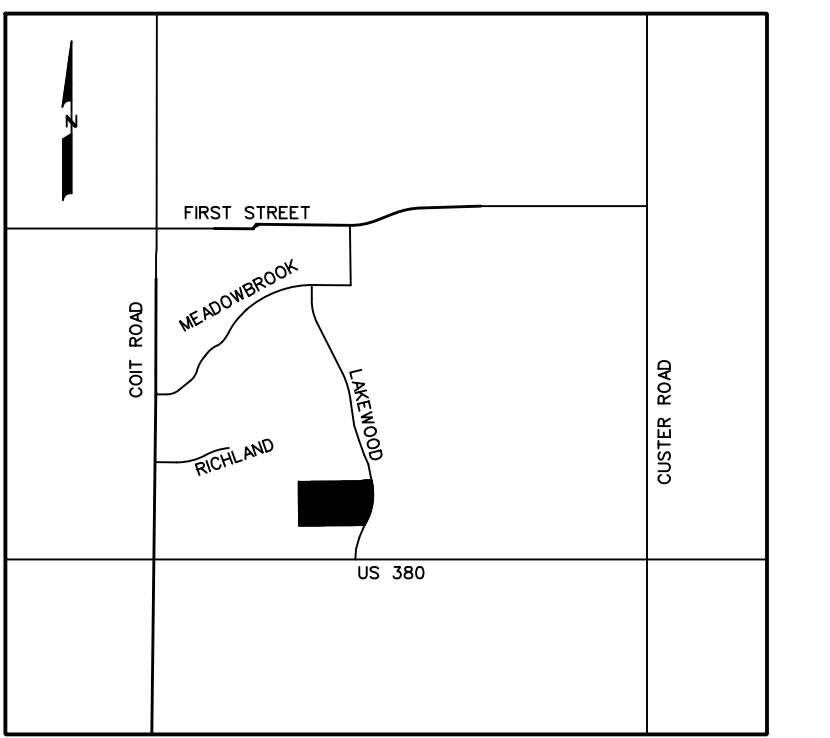
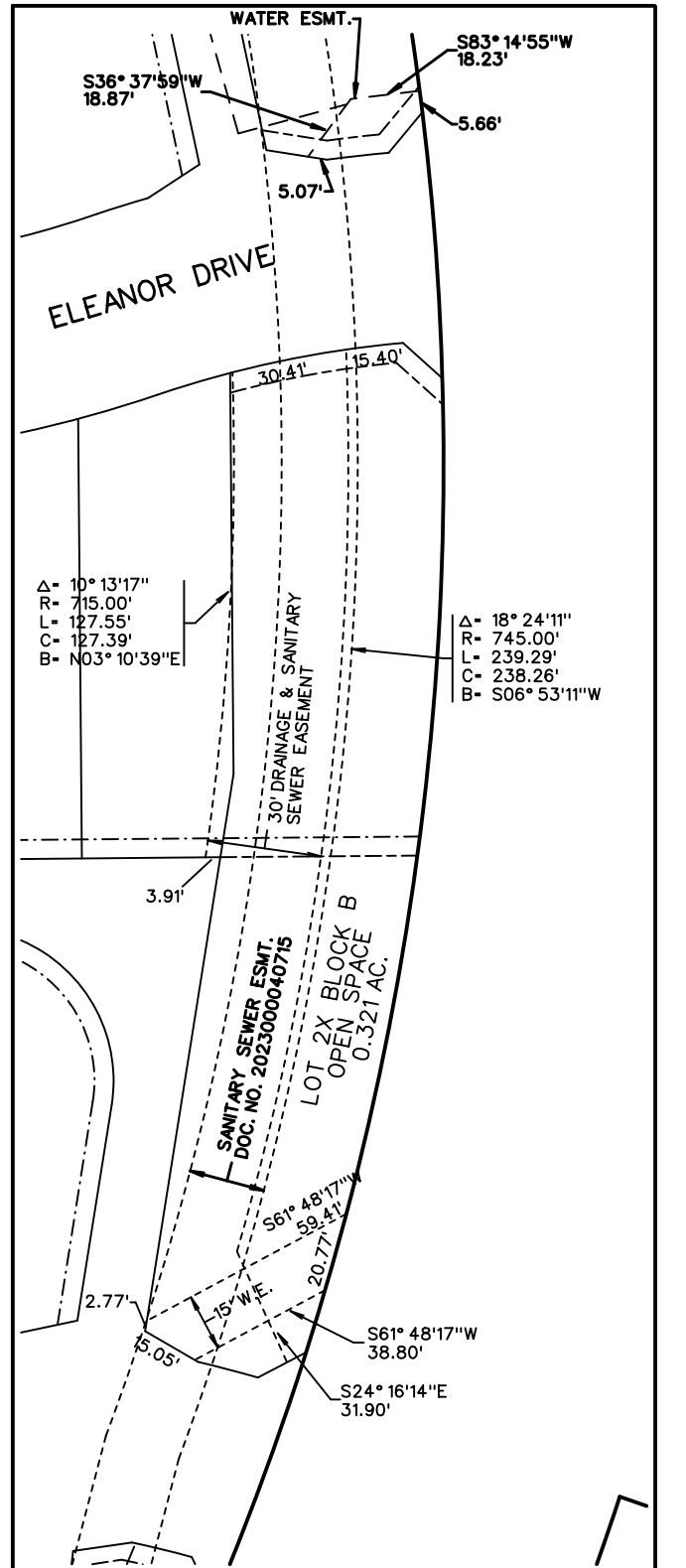
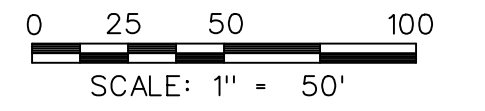
N00°30'39"W 578.00'

DBH DEVELOPMENT, LLC.
25.777 ACRE TRACT
DOC. NO. 2022000090889
ZONED PD-38

Δ = 14°37'19"
R = 100.00'
L = 25.52'
C = 25.45'
B = N82°11'27"E

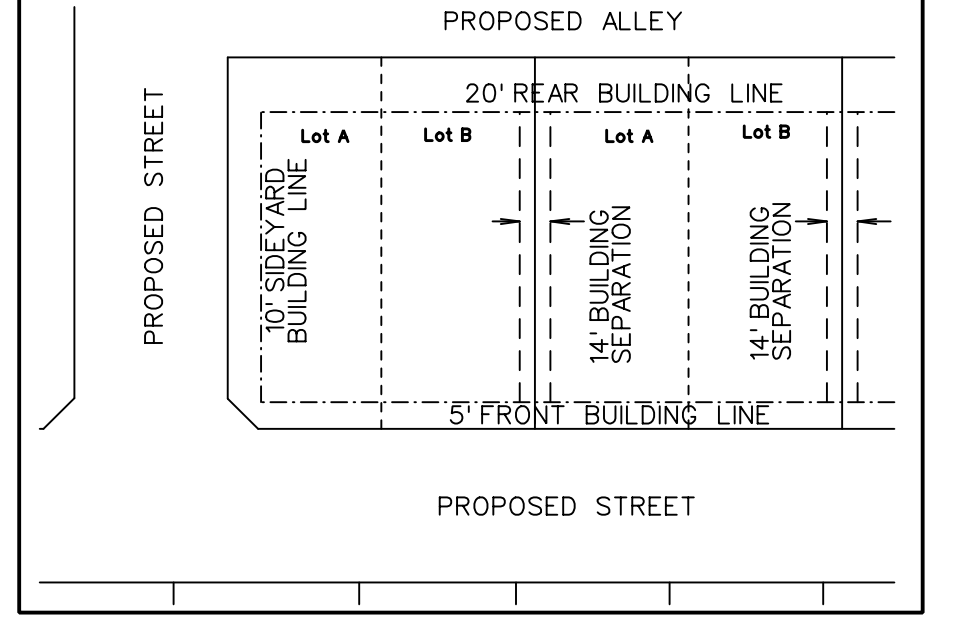
Δ = 14°37'31"
R = 268.00'
L = 68.41'
C = 68.22'
B = N82°11'33"E

Δ = 45°19'30"
R = 770.00'
L = 609.13'
C = 593.37'
B = S08°35'31"W



D22-0049
FINAL PLAT
DOMINION AT
BROOKHOLLOW PHASE 1
BLOCK A LOTS 1A-10B
BLOCK A HOA LOT 1
BLOCK B LOTS 1A-21B
BLOCK C LOTS 1A-11B
OPEN SPACE LOTS 1X, 2X & 3X
84 TOTAL SINGLE FAMILY LOTS
12.429 TOTAL ACRES
6.758 TOTAL DENSITY
3,772 TOTAL R.O.W. DEDICATION
PD-111 PLANNED DEVELOPMENT
OUT OF THE
I.C. WILLIAMSON SURVEY, ABSTRACT NO. 948
IN THE
TOWN OF PROSPER
COLLIN COUNTY, TEXAS
OWNER
DBH DEVELOPMENT, LLC.
4050 WEST PARK BLVD.
PLANO, TEXAS 75093
PREPARED BY
CORWIN ENGINEERING, INC.
FIRM #10031700
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200
WARREN CORWIN
MARCH 2024 SCALE 1\"/>

55 PROSPER LP
DOC. NO. 2012011000035080
ZONED PD-38



- LEGEND
- B.L. - Building Line
 - W.E. - Water Easement
 - U.E. - Utility Easement
 - I.R.F. - Iron Rod Found
 - C.M. - Controlling Monument
 - ⊗ - 10'X10' Utility Easement
 - ⊙ - 40' Townhome (74 lots)
 - △ - 36' Townhome (10 lots)

- NOTES:
1. Bearings are referenced to a 25.777 acre tract, as described in Doc No. 2022000090889, in the Deed Records of Collin County, Texas.
 2. "Notice: Selling a portion of this addition by metes and bounds is a violation of city ordinance and state law and is subject to fines and withholding of utility and building permits".
 3. All development will comply with Town of Prosper PD-111 requirements.
 4. All R.O.W.'s to be dedicated in Fee Simple.
 5. Parking is permitted in the drainage and sanitary sewer easement.
 6. The plot is subject to the additional residential zoning standards outlined in Ordinance 15-55.
 7. No commercial access will be allowed west of this development onto Moody Drive or the adjacent alleys without the approval from the Town of Prosper.
 8. Maintenance for Block A HOA Lot 1 will be the responsibility of the HOA.
 9. The purpose of these plats are to subdivide lots for residential and HOA lots.

OWNER'S CERTIFICATE
STATE OF TEXAS §
COUNTY OF COLLIN §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
THAT, DBH DEVELOPMENT, LLC, acting herein by and through its duly authorized officers, does hereby certify and adopt this plat designating the herein above described property as DOMINION AT BROOKHOLLOW PHASE 1, an addition to the Town of Prosper, and does hereby dedicate to the public use forever, the streets and alleys shown thereon. The DBH DEVELOPMENT, 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 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 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 or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and Town of all or parts of their respective systems without the necessity at any time procuring permission from anyone.
- All modifications to this document shall be by means of plat and approved by the Town of Prosper.

DRAINAGE AND DETENTION 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: The Portion of Block H, as shown on the plat is called "Drainage and Detention Easement". The Drainage and Detention Easement within the limits of this addition, will remain open at all times and will be maintained in a safe and sanitary condition by the owners of the lot or lots that are traversed by or adjacent to the Drainage and Detention Easement. The Town will not be responsible for the maintenance and operation of said Easement or for any damage to private property or person that results from conditions in the Easement, or for the control of erosion. No obstructions to the natural flow or storm water run-off shall be permitted by construction of any type of building, fence or any other structure within the Drainage and Detention Easement, as herein above defined, unless approved by the Town Engineer. Provided, however, it is understood that in the event it becomes necessary for the Town to erect of consider erecting any type of drainage structure in order to improve the storm drainage that may be occasioned by drainage in or adjacent to the subdivision, then in such event, the Town shall have the right to enter upon the Drainage and Detention 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 Drainage and Detention Easement 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 Detention Easement is 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 such damages of any nature resulting from the occurrence of these natural phenomena, or resulting from the failure of any structure or structures, within the Easement.

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 drainage and other elements unless otherwise approved on the plat.

ACCESS EASEMENT

The undersigned covenants and agrees that the access easement(s) may be utilized by any person of the general public for ingress and egress to other real property, and for the purpose of general public vehicular 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 time of the Town of Prosper, its agents, employees, workmen and representatives having ingress, egress, and regress in, along, upon, and across said premises.

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

WITNESS, my hand, this the _____ day of _____, 2024.

BY:

DBH DEVELOPMENT, LLC.

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/she 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 _____, 2024.

Notary Public, State of Texas

LEGAL DESCRIPTION

Being a tract of land situated in the I.C. Williamson Survey, Abstract No. 948, in the Town of Prosper, Collin County, Texas, being all of a 1.976 acre tract, as recorded in Doc. No. 202200090891, in the Deed Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING, at a 1/2 inch iron rod found at the most westerly northwest corner of said 1.976 acre tract:

THENCE, South 70° 47' 26" East, along the north line of said 1.976 acre tract, for a distance of 100.42 feet to a 1/2-inch iron rod found at the point of curvature of a curve to the right, having a radius of 582.50 feet and a central angle of 16° 24' 35";

THENCE, continuing along said north line and with said curve to the right, an arc distance of 166.83 feet (Chord Bearing South 59° 34' 40" East - 166.26 feet) to a 1/2-inch iron rod found at the point of tangency;

THENCE, North 67° 46' 57" East, continuing along said north line, for a distance of 101.40 feet to a 1/2-inch iron rod found at the northeast corner of said 1.976 acre tract;

THENCE, South 11° 25' 06" East, along the east line of said 1.976 acre tract, for a distance of 11.29 feet to a 1/2-inch iron rod found;

THENCE, South 19° 05' 05" East, continuing along said east line, for a distance of 65.66 feet to a 1/2-inch iron rod found;

THENCE, South 12° 16' 20" East, continuing along said east line, for a distance of 27.05 feet to a 1/2-inch iron rod found at a most easterly corner of said 1.976 acre tract;

THENCE, South 04° 01' 32" West, along the south line of said 1.976 acre tract, for a distance of 50.48 feet to a 1/2-inch iron rod found;

THENCE, South 12° 57' 09" West, along said south line, for a distance of 40.01 feet to a 1/2-inch iron rod found;

THENCE, South 25° 18' 34" West, continuing along said south line, for a distance of 26.42 feet to a 1/2-inch iron rod found;

THENCE, South 37° 15' 05" West, continuing along said south line, for a distance of 29.84 feet to a 1/2-inch iron rod found;

THENCE, South 46° 41' 30" West, continuing along said south line, for a distance of 33.01 feet to a 1/2-inch iron rod found;

THENCE, South 55° 28' 49" West, continuing along said south line, for a distance of 33.11 feet to a 1/2-inch iron rod found;

THENCE, South 64° 43' 30" West, continuing along said south line, for a distance of 25.87 feet to a 1/2-inch iron rod found;

THENCE, South 72° 39' 21" West, continuing along said south line, for a distance of 28.99 feet to a 1/2-inch iron rod found;

THENCE, South 78° 42' 23" West, continuing along said south line, for a distance of 31.48 feet to a 1/2-inch iron rod found;

THENCE, South 83° 05' 04" West, continuing along said south line, for a distance of 41.23 feet to a 1/2-inch iron rod found;

THENCE, South 87° 15' 35" West, continuing along said south line, for a distance of 22.99 feet to a 1/2-inch iron rod found;

THENCE, North 85° 49' 32" West, continuing along said south line, for a distance of 18.88 feet to a 1/2-inch iron rod found;

THENCE, North 77° 13' 17" West, continuing along said south line, for a distance of 13.85 feet to a 1/2-inch iron rod found;

THENCE, North 69° 59' 09" West, continuing along said south line, for a distance of 26.16 feet to a 1/2-inch iron rod found;

THENCE, North 59° 51' 43" West, continuing along said south line, for a distance of 10.07 feet to a 1/2-inch iron rod found;

THENCE, North 47° 17' 01" West, continuing along said south line, for a distance of 7.53 feet to a 1/2-inch iron rod found set at the point of curvature of a curve to the left, having a radius of 50.00 feet and a central angle of 48° 44' 12";

THENCE, continuing along said south line and with said curve to the left, an arc distance of 42.53 feet (Chord Bearing South 72° 44' 24" West - 41.26 feet) to a 1/2-inch rod found at the point of a reverse curve to the right, having a radius of 50.00 feet and a central angle of 30° 41' 54";

THENCE continuing along said south line and with said curve to the right, an arc distance of 26.79 feet (Chord Bearing South 63° 42' 57" West - 26.47 feet) to a 1/2-inch iron rod found set at the point of tangency;

THENCE North 55° 46' 24" West, continuing along said south line, for a distance of 82.88 feet to a 1/2-inch iron rod found at the most westerly southwest corner of said 1.976 acre tract being on a curve to the left, having a radius of 860.00 feet and a central angle of 12° 48' 12";

THENCE along the west line of said 1.976 acre tract and with said curve to the left, an arc distance of 192.17 feet (Chord Bearing North 24° 45' 08" East - 191.78 feet) to the POINT OF BEGINNING, containing 1.976 acres of land.

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS that I, WARREN L. CORWIN, 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.

Given under my hand and seal of office, this _____ day of _____, 2024.

WARREN L. CORWIN
R.P.L.S. No. 4621

THE 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 WARREN L. CORWIN, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed same for the purpose and consideration therein expressed and in the capacity therein stated.

NOTARY PUBLIC, STATE OF TEXAS

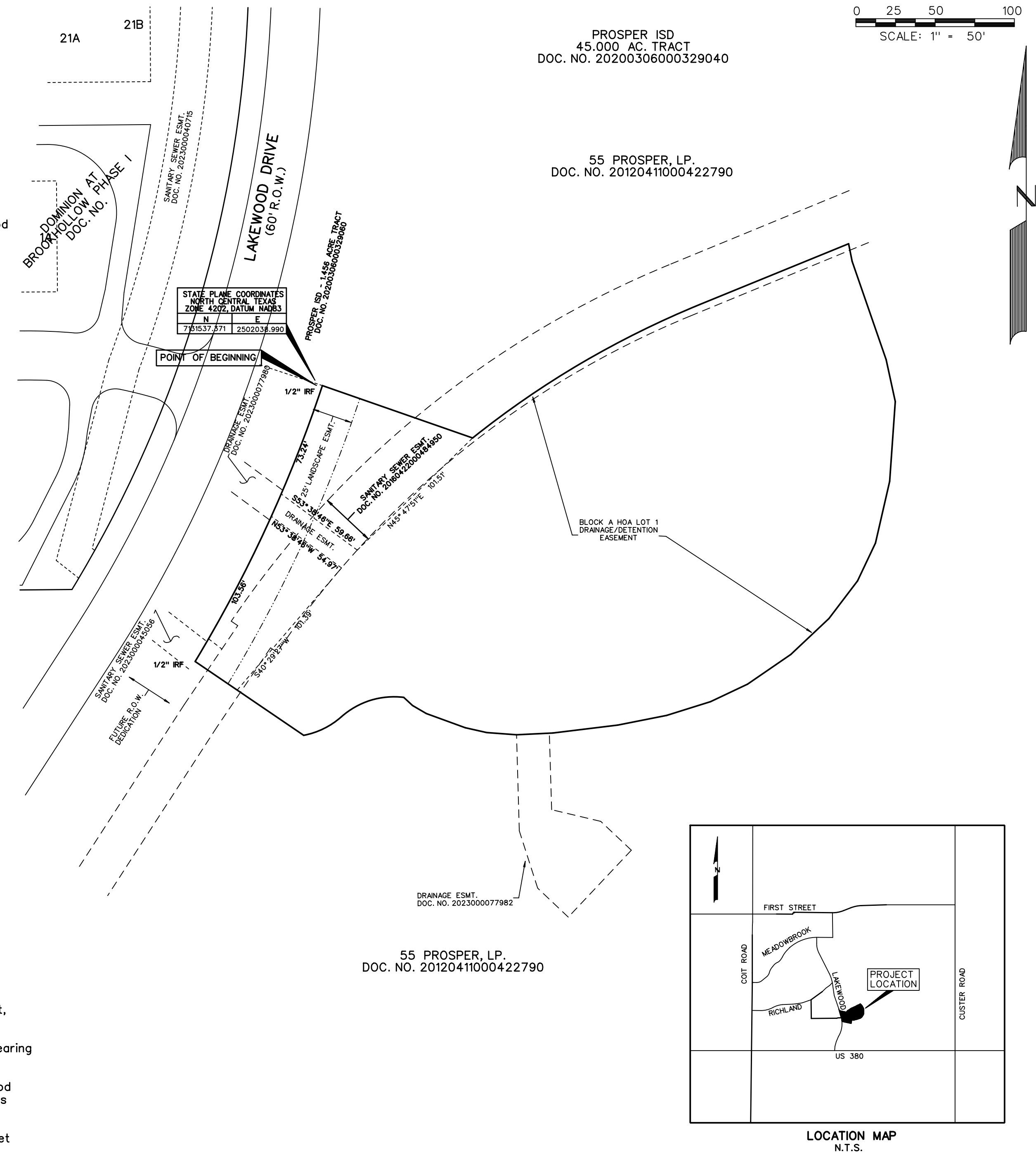
CERTIFICATE OF APPROVAL

Approved this _____ day of _____, 2024 by the Planning & Zoning Commission of the Town of Prosper, Texas.

Town Secretary

Engineering Department

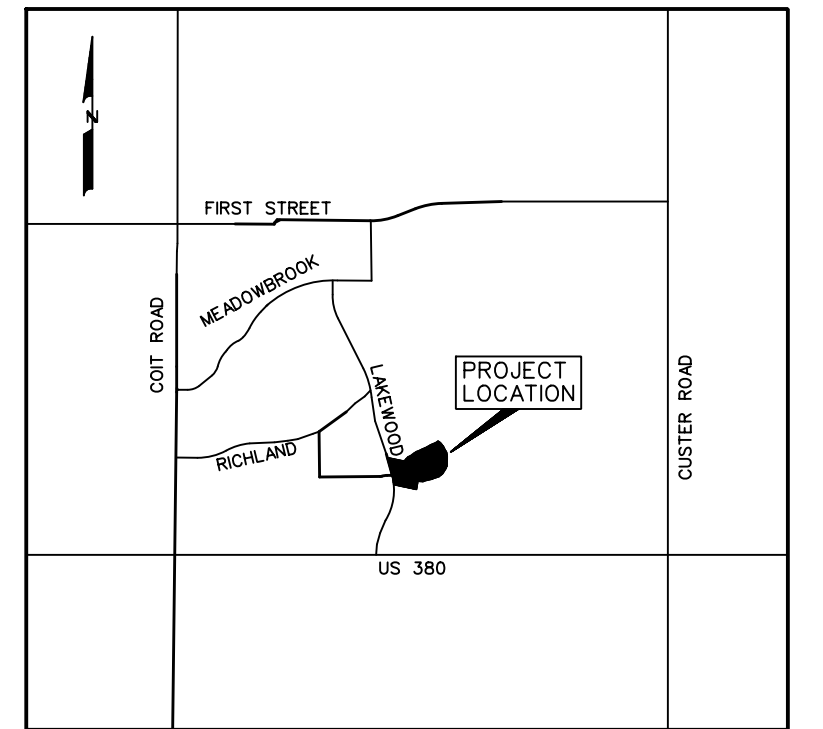
Development Services Department



PROSPER ISD
45.000 AC. TRACT
DOC. NO. 20200306000329040

55 PROSPER, LP.
DOC. NO. 2012041000422790

55 PROSPER, LP.
DOC. NO. 2012041000422790



LOCATION MAP
N.T.S.

D22-0049
FINAL PLAT
**DOMINION AT
BROOKHOLLOW PHASE 1**
BLOCK A LOTS 1A-10B
BLOCK A HOA LOT 1
BLOCK B LOTS 1A-21B
BLOCK C LOTS 1A-11B
OPEN SPACE LOTS 1X, 2X & 3X
84 TOTAL SINGLE FAMILY LOTS
12.429 TOTAL ACRES
6.758 TOTAL DENSITY
3.772 TOTAL R.O.W. DEDICATION
PD-111 PLANNED DEVELOPMENT

OUT OF THE
I.C. WILLIAMSON SURVEY, ABSTRACT NO. 948

IN THE
TOWN OF PROSPER
COLLIN COUNTY, TEXAS

OWNER
DBH DEVELOPMENT, LLC.

4050 WEST PARK BLVD.
PLANO, TEXAS 75093

PREPARED BY
CORWIN ENGINEERING, INC.

FIRM #10031700
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200
WARREN CORWIN

NOTES:

- Bearings are referenced to a 25.777 acre tract, as described in Doc No. 202200090891, in the Deed Records of Collin County, Texas.
- "Notice: Selling a portion of this addition by metes and bounds is a violation of city ordinance and state law and is subject to fines and withholding of utility and building permits".
- All development will comply with Town of Prosper PD-111 requirements.
- Maintenance for Block A HOA Lot 1 will be the responsibility of the HOA.
- The purpose of these plats are to subdivide lots for residential and HOA lots.

LEGAL DESCRIPTION

WHEREAS, DBH DEVELOPMENT, LLC, is the owner of a tract of land situated in the I.C. Williamson Survey, Abstract No. 948, being part of a 25.777 acres of land, as described in Doc. No. 202200090889, in the Deed Records of Collin County, Texas, being more particularly described as follows:

BEGINNING, at a 1/2 inch iron rod found at the southwest corner of said 25.777 acre tract, being in east line of a tract of land in deed to Prosper Four Friends Group, LLC, as described in Doc. No. 20151208001532990 in said Deed Records;

THENCE, North 00° 30' 39" West, along the west line of said 25.777 acre tract and the east line of said Prosper Four Friends Group LLC tract, for a distance of 574.00 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, North 89° 30' 06" East, departing said east and west lines, for a distance of 788.39 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", at the point of curvature of a curve to the left, having a radius of 100.00 feet, a central angle of 14° 37' 19";

THENCE, along said curve to the left for an arc distance of 25.52 feet (Chord Bearing North 82° 11' 27" East - 25.45 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", at the point of reverse curvature of a curve to the right, having a radius of 268.00 feet, a central angle of 14° 37' 31";

THENCE, along said curve to the right for an arc distance of 68.41 feet (Chord Bearing North 82° 11' 33" East - 68.22 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", at the point of tangency;

THENCE, North 89° 30' 19" East, for a distance of 65.94 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", in the east line of said 25.777 acre tract and being in the west line of Lakewood Drive (60' R.O.W.), as described in Doc. No. 2017-481 in the Plat Records of Collin County, Texas, being on a curve to the right, having a radius of 770.00 feet, a central angle of 45° 19' 30";

THENCE, along the east line of said 25.777 acre tract and the west line of said Lakewood Drive and with said curve to the right for an arc distance of 609.13 feet (Chord Bearing South 08° 35' 31" West - 593.37 feet), to a 1/2 inch iron rod found at the southeast corner of said 25.777 acre tract;

THENCE, South 89° 30' 06" West, departing said west line and along the south line of said 25.777 acre tract, for a distance of 853.49 feet, to the POINT OF BEGINNING and containing 12.429 acres of land.

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS that I, WARREN L. CORWIN, 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.

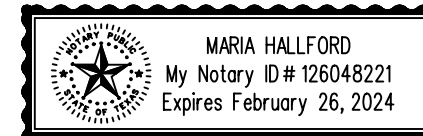
WARREN L. CORWIN
R.P.L.S. No. 4621



THE 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 WARREN L. CORWIN, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed same for the purpose and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal of office, this _____ day of _____, 2024.



NOTARY PUBLIC, STATE OF TEXAS

OWNER'S CERTIFICATE
STATE OF TEXAS §
COUNTY OF COLLIN §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT, DBH DEVELOPMENT, LLC., acting herein by and through its duly authorized officers, does hereby certify and adopt this plat designating the herein above described property as DOMINION AT BROOKHOLLOW PHASE 1, an addition to the Town of Prosper, and does hereby dedicate to the public use forever, the streets and alleys shown thereon. The DBH DEVELOPMENT, 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 procuring permission from anyone.
- All modifications to this document shall be by means of plat and approved by the Town of Prosper.

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 drainage and other elements unless otherwise approved on the plat.

ACCESS EASEMENT

The undersigned covenants and agrees that the access easement(s) may be utilized by any person of the general public for ingress and egress to other real property, and for the purpose of general public vehicular 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 time of the Town of Prosper, its agents, employees, workmen and representatives having ingress, egress, and regress in, along, upon, and across said premises.

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

WITNESS, my hand, this the _____ day of _____, 2024.
BY:

DBH DEVELOPMENT, LLC.

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/she 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 _____, 2024.

Notary Public, State of Texas

CERTIFICATE OF APPROVAL

Approved this _____ day of _____, 20____ by the Planning & Zoning Commission of the Town of Prosper, Texas.

- _____ Town Secretary
- _____ Engineering Department
- _____ Development Services Department

| Dominion at Brookhollow Phase 1 | | | | | | | | | |
|---------------------------------|---------|---------|---------|------------|------|-----|------|----------------|-------|
| Block A | Block B | Block B | Block C | Open Space | | | | | |
| Lot | SF | Lot | SF | Lot | SF | Lot | SF | Lot | SF |
| 1A | 6013 | 1A | 6462 | 12A | 4200 | 1A | 5449 | 1X | 3753 |
| 1B | 4200 | 1B | 4200 | 12B | 4200 | 1B | 4312 | 2X | 13581 |
| 2A | 4200 | 2A | 4200 | 13A | 4200 | 2A | 4202 | 3X | 4719 |
| 2B | 4200 | 2B | 4200 | 13B | 3780 | 2B | 4200 | | |
| 3A | 4200 | 3A | 4200 | 14A | 4200 | 3A | 4200 | Detention Pond | |
| 3B | 4200 | 3B | 4200 | 14B | 4200 | 3B | 4200 | 86077 | SF |
| 4A | 4200 | 4A | 4200 | 15A | 4200 | 4A | 4200 | | |
| 4B | 4200 | 4B | 4200 | 15B | 3780 | 4B | 4200 | | |
| 5A | 4200 | 5A | 4200 | 16A | 4200 | 5A | 3780 | | |
| 5B | 4200 | 5B | 4200 | 16B | 4200 | 5B | 4200 | | |
| 6A | 4200 | 6A | 4200 | 17A | 4200 | 6A | 4200 | | |
| 6B | 4200 | 6B | 4200 | 17B | 3780 | 6B | 4200 | | |
| 7A | 4200 | 7A | 4200 | 18A | 4200 | 7A | 3780 | | |
| 7B | 4200 | 7B | 4200 | 18B | 4200 | 7B | 4200 | | |
| 8A | 4200 | 8A | 4200 | 19A | 4200 | 8A | 4200 | | |
| 8B | 4200 | 8B | 4200 | 19B | 3780 | 8B | 4200 | | |
| 9A | 3780 | 9A | 4200 | 20A | 4200 | 9A | 3780 | | |
| 9B | 4200 | 9B | 4200 | 20B | 4235 | 9B | 4200 | | |
| 10A | 4200 | 10A | 4200 | 21A | 4440 | 10A | 4200 | | |
| 10B | 3819 | 10B | 4428 | 21B | 4805 | 10B | 4200 | | |
| | | 11A | 4426 | | | 11A | 3780 | | |
| | | 11B | 3780 | | | 11B | 3818 | | |

D22-0049
FINAL PLAT
**DOMINION AT
BROOKHOLLOW PHASE 1**

BLOCK A LOTS 1A-10B
BLOCK A HOA LOT 1
BLOCK B LOTS 1A-21B
BLOCK C LOTS 1A-11B
OPEN SPACE LOTS 1X, 2X & 3X
84 TOTAL SINGLE FAMILY LOTS
12.429 TOTAL ACRES
6.758 TOTAL DENSITY
3.772 TOTAL R.O.W. DEDICATION
PD-111 PLANNED DEVELOPMENT

OUT OF THE
I.C. WILLIAMSON SURVEY, ABSTRACT NO. 948
IN THE
TOWN OF PROSPER
COLLIN COUNTY, TEXAS
OWNER

DBH DEVELOPMENT, LLC.
4050 WEST PARK BLVD.
PLANO, TEXAS 75093

PREPARED BY
CORWIN ENGINEERING, INC.
FIRM #10031700
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200
WARREN CORWIN

MARCH 2024