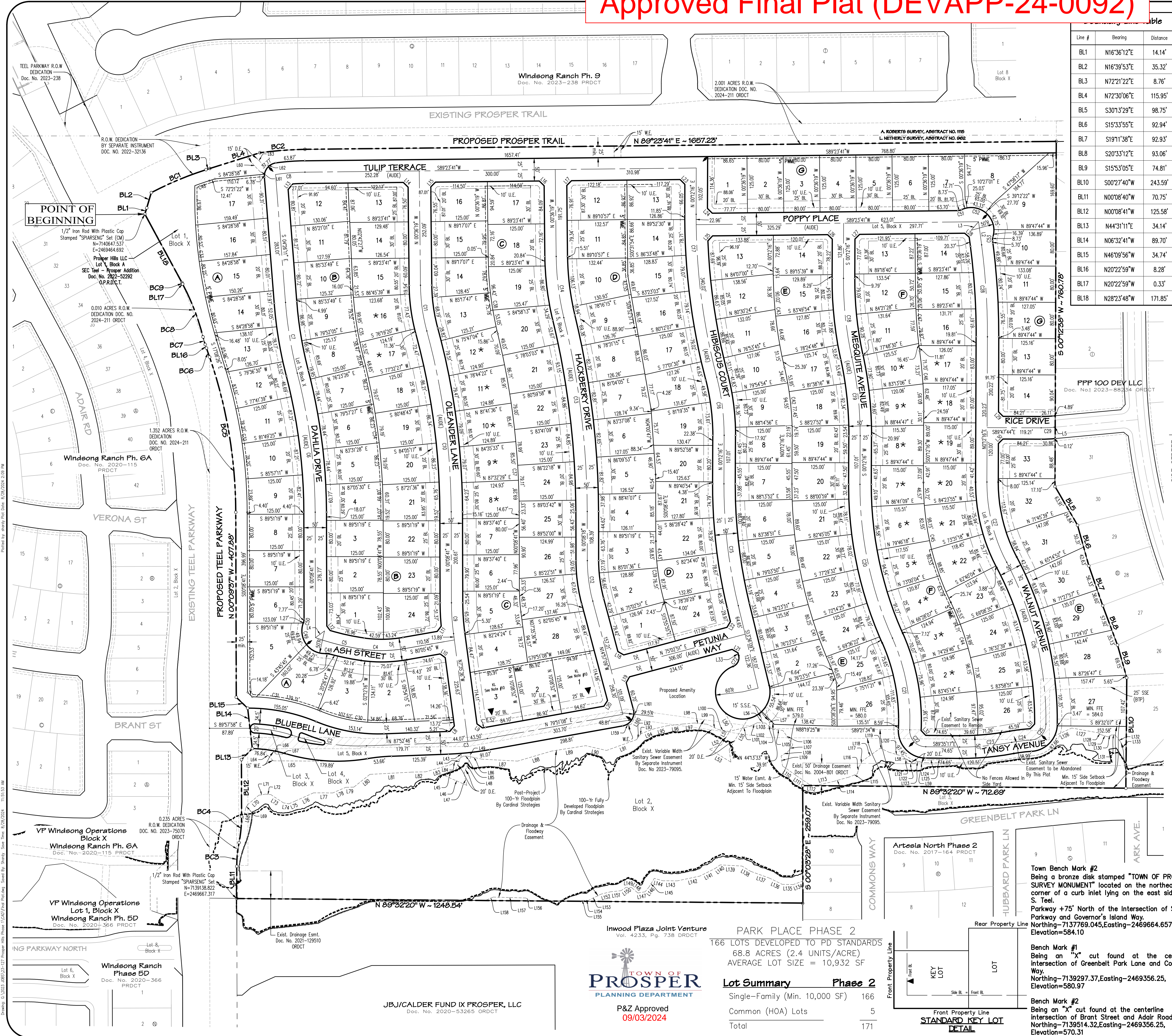


Approved Final Plat (DEVAPP-24-0092)



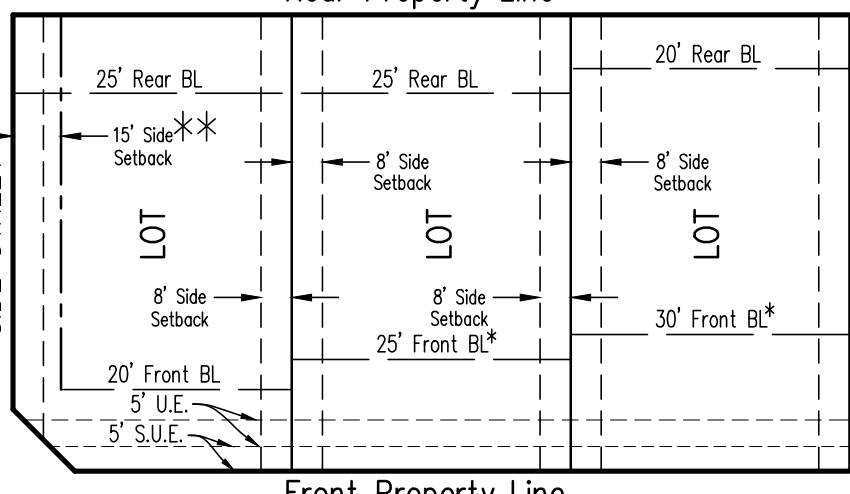
Line #	Bearing	Distance
BL1	N16°36'12"E	14.14'
BL2	N16°39'53"E	35.32'
BL3	N72°21'22"E	8.76'
BL4	N72°30'06"E	115.95'
BL5	S30°13'29"E	98.75'
BL6	S15°33'55"E	92.94'
BL7	S19°11'38"E	92.93'
BL8	S20°33'02"E	93.06'
BL9	S15°53'05"E	74.81'
BL10	S00°27'40"W	243.59'
BL11	N00°08'40"W	70.75'
BL12	N00°08'41"W	125.58'
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'

Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
BC1	130.87'	745.00'	100°35'2"	N67°19'28"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'	108°29"	N19°32'53"W	21.12'
BC7	17.33'	504.50'	158°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	1/2" IRON ROD WITH PLASTIC CAP STAMPED "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
CRF	CAPPED IRON ROD FOUND
AMF	ALUMINUM MONUMENT FOUND
CM	CONTROL MONUMENT
EpmL	EASEMENT
UHL	UTILITY
DE	DRAINAGE EASEMENT
DUE	DRAINAGE AND UTILITY EASEMENT
DR	DRAINAGE EASEMENT
WE	WATER EASEMENT
SE	SANITARY SEWER EASEMENT
SS	SIDEWALK EASEMENT
STE	STREET EASEMENT
WTE	ACCESS, UTILITY & DRAINAGE EASEMENT
MW	WALL, WALL EASEMENT
PWME	PRIVATE WALL, WALL EASEMENT
HBE	HIKE & BIKE TRAIL EASEMENT
YAM	VISIBILITY, ACCESS & MAINTENANCE EASEMENT
(BTP)	BY THIS PLAT
ROW	RIGHT-OF-WAY
Min. FF	MINIMUM FINISH FLOOR ELEVATION
BL	BUILDING LINE
	STREET NAME CHANGE
(A)	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
DIRECT	DEED RECORDS, DENTON COUNTY, TEXAS
PLAT	PLAT RECORDS, DENTON COUNTY, TEXAS
OPCORD	OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS
	EXISTING PLAT TO BE ABANDONED
	LOTS 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-swing 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-swing garage.

## NOTES

1. 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.
  2. © All corners are 1/2 inch iron rods with red plastic caps stamped "SPIARS ENG RPLS 5252" unless otherwise noted.
  3. All development will comply with Town of Prosper development Requirements.
  4. All common areas, Lots 1-5, Block X, to be owned and maintained by the H.O.A.
  5. 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 the driveway to the Proposed Amenity Location and east to Mesquite Avenue in accordance with PD-123.
  6. No transformers or utility pedestals shall be allowed in the sidewalk and utility easement or landscape easements.
  7. This plat is subject to the additional residential zoning standards outlined in Ordinance 15-55.
  8. All landscape easements must be exclusive of any other type of easement, with the exception of perpendicular crossings, unless otherwise approved by the Town.
  9. Flood plain reclamation subject to engineering approval of flood study, wetland delineation study, habitat study, and vegetative study at time of Final Plat submitted.
  10. Key to fencing restrictions exist on this plat.
  11. Finished floor elevation shall be at least 2' above the 100-year floodplain.
  12. Lots siding to the floodplain shall have a 15' minimum side setback adjacent to the floodplain.
  13. Lot 5, Block X (all streets) shall be private streets, access, utility, and drainage easements.
  14. Residential lots that are allowed to back or side to the Base Floodplain and/or common (HOA) lot shall have an ornamental open metal fence along the rear and side of the lot. The lot owner is responsible for the maintenance of the fence.
  15. No fences allowed within the sewer easement of Lots 1 and 26, Block F.
  16. 166 Lots developed to PD Standards ~ 68.8 Acres (2.4 Units/Acre) ~ Average Lot Size = 10,932 SF
- DEVP-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	ENGINEER / SURVEYOR
SHADDOCK-PROSPER PARK PLACE 2, LLC	Spars Engineering, Inc.
2400 Dallas Pkwy, Ste 560	765 Custer Road, Suite 100
Plano, TX 75093	Plano, TX 75075
Telephone: (214) 405-6942	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



Lot Area Table				
Lot #	Block #	Square Feet	Acreage	
1	A	12,522	0.287	
2	A	11,977	0.275	
3	A	12,234	0.281	
4	A	13,259	0.304	
5	A	14,342	0.329	
6	A	10,001	0.230	
7	A	10,000	0.230	
8	A	10,000	0.230	
9	A	10,319	0.237	
10	A	10,338	0.237	
11	A	10,338	0.237	
12	A	10,185	0.234	
13	A	11,034	0.253	
14	A	11,542	0.265	
15	A	12,364	0.284	
16	A	12,813	0.294	
17	A	15,028	0.345	

Centerline Line Table		
Line #	Bearing	Distance
L1	N76°23'51"E	35.00'
L2	N07°26'06"W	51.42'
L3	S40°58'48"W	25.00'
L4	N52°59'06"E	25.00'
L5	N84°45'49"E	2.39'

Lot Line Table		
Line #	Bearing	Distance
L8	S39°53'40"W	15.48'
L9	N53°33'33"W	15.10'
L10	S53°44'55"E	13.85'
L11	S37°02'23"W	14.61'
L12	N36°44'15"W	12.52'
L13	N40°13'11"E	15.97'
L14	S45°36'19"E	14.85'
L15	N44°23'41"E	14.85'
L16	S45°36'19"E	14.85'
L17	S44°23'41"W	14.85'
L18	S59°57'09"E	14.85'
L19	N30°02'51"E	14.85'
L20	S32°27'00"W	14.72'
L21	S59°16'39"E	15.02'

Lot Line Table		
Line #	Bearing	Distance
L22	N30°43'21"E	14.67'
L23	N45°12'01"W	14.95'
L24	N45°12'01"W	14.95'
L25	N43°34'58"E	15.06'
L26	S45°12'01"E	14.04'
L27	S44°47'59"W	14.74'
L28	N49°01'12"W	13.27'
L29	N44°47'44"W	14.14'
L30	N45°12'16"E	14.14'
L31	N43°46'15"E	14.36'
L32	S43°26'36"E	15.14'
L33	S13°36'09"E	6.20'

Lot Area Table			
Lot #	Block #	Square Feet	Acreage
1	C	12,471	0.286
2	C	10,865	0.249
3	C	12,277	0.282
4	C	10,496	0.241
5	C	11,122	0.255
6	C	10,019	0.230
7	C	10,000	0.230
8	C	10,206	0.234
9	C	10,737	0.246
10	C	10,202	0.234
11	C	10,500	0.241
12	C	11,616	0.267
13	B	11,349	0.261
14	B	10,241	0.235
15	B	10,313	0.237
16	B	10,955	0.251
17	B	10,302	0.237
18	B	10,330	0.237
19	B	10,346	0.238
20	B	10,333	0.237
21	B	10,319	0.237
22	B	10,000	0.230
23	B	10,000	0.230
24	B	11,680	0.268

Centerline Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
C1	95.79'	300.00'	181°7'40"	N80°49'08"W	95.38'
C2	166.81'	467.37'	20°26'56"	S81°53'46"E	165.92'
C3	87.56'	625.00'	80°1'38"	N83°51'57"E	87.49'
C4	93.58'	300.00'	175°2'19"	N89°02'31"E	93.20'
C5	107.33'	532.00'	11°33'32"	S76°14'33"E	107.15'
C6	309.78'	1235.00'	14°22'19"	N07°19'51"W	308.97'
C7	158.34'	900.00'	10°04'49"	S09°28'35"E	158.14'
C8	64.93'	475.00'	7°49'55"	S85°28'44"W	64.88'
C9	68.25'	525.00'	7°26'55"	S03°52'09"E	68.20'
C10	403.58'	1535.00'	15°03'51"	N07°40'37"W	402.42'
C11	101.95'	400.00'	14°36'14"	S07°54'26"E	101.68'
C12	90.24'	350.00'	14°46'19"	S07°33'59"E	89.99'
C13	431.45'	1835.00'	13°28'17"	N06°52'50"W	430.46'
C14	136.25'	600.00'	13°00'40"	S07°06'39"E	135.96'
C15	271.10'	1125.00'	13°48'25"	S06°41'57"E	270.45'

Lot Area Table			
Lot #	Block #	Square Feet	Acreage
21	C	11,241	0.258
22	C	10,242	0.235
23	C	10,240	0.235
24	C	10,256	0.235
25	C	10,077	0.231
26	C	10,760	0.247
27	C	11,518	0.264
28	C	13,140	0.302

Lot Area Table			
Lot #	Block #	Square Feet	Acreage
1	G	10,885	0.250
2	G	10,000	0.230
3	G	10,000	0.230
4	G	10,000	0.230
5	G	10,000	0.230
6	G	10,000	0.230
7	G	10,023	0.230
8	G	14,249	0.327
9	G	16,979	0.390
10	G	10,947	0.251
11	G	10,377	0.238
12	G	10,061	0.231
13	G	10,013	0.230
14	G	11,415	0.262

Centerline Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
C16	129.63'	500.00'	14°5'18"	N07°13'23"W	129.27'
C17	362.98'	1400.00'	14°5'18"	S07°13'23"E	361.96'
C18	174.83'	800.00'	12°3'11"	S06°03'22"E	174.48'
C19	174.83'	800.00'	12°3'11"	N06°03'22"W	174.48'
C20	349.19'	825.00'	24°15'03"	N11°55'15"W	346.59'
C21	207.74'	445.00'	26°44'53"	N10°40'21"W	205.86'
C22	57.18'	35.50'	92°17'23"	S43°26'36"E	51.20'
C23	115.69'	600.00'	11°02'50"	N84°53'17"E	115.51'
C24	42.29'	320.58'	7°33'28"	S83°08'36"W	42.26'
C25	53.47'	35.50'	86°18'11"	N43°46'15"E	48.56'
C26	371.18'	746.03'	28°30'27"	N13°38'04"W	367.37'
C27	183.87'	375.00'	28°05'33"	S13°50'31"E	182.03'
C28	203.33'	1525.00'	7°38'22"	N03°36'55"W	203.18'
C29	28.49'	300.00'	5°26'27"	N87°29'03"E	28.48'

Lot Area Table			
Lot #	Block #	Square Feet	Acreage
1	D	11,427	0.262
2	D	11,230	0.258
3	D	10,864	0.249
4	D	10,584	0.243
5	D	10,763	0.247
6	D	10,905	0.250
7	D	10,928	0.251
8	D	10,789	0.248
9	D	11,397	0.262
10	D	12,290	0.282
11	D	11,245	0.258
12	D	11,506	0.264
13	D	11,118	0.255
14	D	10,535	0.242
15	D	10,706	0.246
16	D	10,400	0.239
17	D	10,374	0.238
18	D	11,204	0.257
19	D	11,346	0.260
20	D	10,208	0.234
21	D	10,527	0.242
22	D	10,845	0.249
23	D	11,177	0.257
24	D	11,624	0.267

Lot Area Table			
Lot #	Block #	Square Feet	Acreage
1	E	14,875	0.341
2	E	10,994	0.252
3	E	10,245	0.235
4	E	10,246	0.235
5	E	10,375	0.238
6	E	10,375	0.238
7	E	10,160	0.233
8	E	10,188	0.234
9	E	10,682	0.245
10	E	10,322	0.237
11	E	10,688	0.245
12	E	11,134	0.256
13	E	13,002	0.298
14	E	11,438	0.263
15	E	10,815	0.248
16	E	10,631	0.244
17	E	10,367	0.238
18	E	10,611	0.244
19	E	10,142	0.233
20	E	10,294	0.236
21	E	10,482	0.241
22	E	10,470	0.240
23	E	10,456	0.240
24	E	10,246	0.235
25	E	10,496	0.241

Lot Area Table			
Lot #	Block #	Square Feet	Acreage
26	E	12,760	0.293
27	E	16,812	0.386
28	E	13,419	0.308
29	E	11,981	0.275
30	E	12,469	0.286
31	E	13,708	0.315
32	E	13,353	0.307
33	E	10,853	0.249

Lot Area Table			
Lot #	Block #	Square Feet	Acreage
1	F	11,368	0.261
2	F	10,755	0.247
3	F	10,743	0.247
4	F	10,360	0.238
5	F	10,421	0.239
6	F	10,425	0.239
7	F	10,038	0.230
8	F	10,103	0.232
9	F	10,018	0.230
10	F	10,266	0.236
11	F	10,915	0.251
12	F	11,068	0.254
13	F	11,553	0.265
14	F	10,709	0.246
15	F	10,425	0.239
16	F	10,445	0.240
17	F	10,043	0.231
18	F	10,048	0.231
19	F	10,235	0.235
20	F	10,104	0.232
21	F	10,160	0.233
22	F	10,554	0.242
23	F	10,653	0.245
24	F	10,633	0.244
25	F	10,684	0.245
26	F	11,711	0.269

Lot Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
C30	142.38'	331.00'	24°38'48"	S79°47'51"E	141.29'
C31	154.61'	414.00'	21°23'52"	N78°10'23"W	153.72'
C32	321.85'	1085.00'	17°00'37"	N08°38'34"W	320.67'
C33	344.84'	1083.11'	18°14'31"	S08°00'59"E	343.39'
C34	86.23'	1385.00'	3°34'01"	N08°15'32"W	86.21'
C35	99.95'	750.00'	7°38'07"	N08°10'12"W	99.87'
C36	48.75'	375.00'	7°26'55"	N03°52'09"W	48.72'
C37	85.50'	1685.00'	2°54'26"	N03°57'14"W	85.49'
C38	96.42'	750.00'	7°21'58"	N05°52'50"W	96.36'
C39	76.51'	500.00'	8°46'02"	S11°16'13"E	76.43'
C40	23.39'	296.03'	4°31'34"	N18°25'56"W	23.38'
C41	80.25'	975.00'	4°42'58"	S17°56'15"E	80.23'
C42	77.45'	650.00'	6°49'36"	N04°56'56"W	77.40'
C43	90.02'	950.00'	5°25'45"	S03°27'13"E	89.98'
C44	94.71'	596.03'	9°06'16"	N20°03'00"W	94.61'
C45	98.15'	600.00'	9°22'21"	S09°19'31"E	98.04'
C46	71.70'	950.00'	4°19'27"	N05°43'29"W	71.68'
C47	79.87'	950.00'	4°49'01"	S04°45'58"E	79.84'
C48	6.78'	20.50'	18°56'20"	N84°02'42"W	6.75'
C49	49.94'	50.00'	57°13'56"	N08°30'12"W	47.89'
C50	7.77'	20.50'	21°42'31"	N10°42'34"E	7.72'
C51	8.73'	20.50'	24°24'28"	N77°11'27"E	8.67'
C52	43.33'	50.00'	49°39'23"	N75°37'22"E	41.99'
C53	8.73'	20.50'	24°24'28"	S04°46'08"W	8.67'
C72	29.52'	20.50'	82°30'19"	S27°39'00"W	27.03'

OWNER’S CERTIFICATE

STATE OF TEXAS §  
COUNTY OF DENTON §

BEING a tract of land situated in the L. Netherly Survey, Abstract No. 962, Town of Prosper, Denton County, Texas, a portion of Lot 1, Block A, SEC–TEEL PROSPER ADDITION, an Addition to the Town of Prosper, Denton County, Texas, recorded in Document No. 2022–130, Plat Records, Denton County, Texas (PRDCT), being a portion of a called 70.670 acre tract of land described in a deed to SHADDOCK–PROSPER PARK PLACE 2, LLC, recorded in Document No. 2024–8530, of the Official Records of Denton County, Texas (ORDCT), and all of a called 1.742 acre tract of land described in a deed to SHADDOCK–PROSPER PARK PLACE 2, LLC, recorded in Document No. 2024–8531, ORDCT, being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2” iron rod with plastic cap stamped “SPIARSENG” found for the south end of a corner clip being the intersection of the east line of Teel Parkway, a variable width public right–of–way, the right–of–way thereof being dedicated to the Town of Prosper by said plat of SEC–TEEL PROSPER ADDITION, with the south line of Prosper Trail, a variable width public right–of–way, for a westerly corner of said Lot 1;

THENCE N 16°36’12” E, 14.14 feet along said corner clip and said dedication per plat, to a 1/2” iron rod with plastic cap stamped “SPIARSENG” found for corner, being a southerly corner of the right–of–way conveyed to the Town of Prosper by deed, recorded in Document No. 2022–32136 ORDCT;

THENCE N 16°39’53” E, 35.32 feet continuing along said corner clip and said right–of–way dedication to a 1/2” iron rod with plastic cap stamped “SPIARSENG” found for the north end of said corner clip;

THENCE along the south line of Prosper Trail, and same for said right–of–way dedication, 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 to a 1/2” iron rod with plastic cap stamped “SPIARSENG” found;

THENCE N 72°21’22” E, 8.76 feet continuing along the south line of Prosper Trail, and same for said right–of–way dedication, to a 1/2” iron rod with plastic cap stamped “SPIARSENG” found for a southeasterly corner of said dedication;

THENCE N 72°30’06” E, 115.95 feet to a point along Prosper Trail, and along the south lineof said dedication per plat;

THENCE along the south line of Prosper Trail, and same for said right–of–way dedication, around a non–tangent curve to the right having a central angle of 06°47’49”, a radius of 839.32 feet, a chord of N 85°39’03” E – 99.51 feet, an arc length of 99.57 feet to a 1/2” iron rod with plastic cap stamped “SPIARSENG” found;

THENCE N 89°23’41” E, 1,657.23 feet to a point through Prosper Trail, along a south line of said dedication to a point for the northwest corner of PPP 100 DEV LLC, recorded in Document No. 2023–88234 ORDCT;

THENCE along the east line of said 70.670 acre tract and said 1.742 acre tract, the following courses and distances:

S 00°12’38” W, 760.78 feet to a 1/2” iron rod with plastic cap stamped “SPIARSENG” set;

S 30°13’29” E, 98.75 feet to a 1/2” iron rod with plastic cap stamped “SPIARSENG” set;

S 15°33’55” E, 92.94 feet to a 1/2” iron rod with plastic cap stamped “SPIARSENG” set;

S 19°11’38” E, 92.93 feet to a 1/2” iron rod with plastic cap stamped “SPIARSENG” set;

S 20°33’12” E, 93.06 feet to a 1/2” iron rod with plastic cap stamped “SPIARSENG” set;

S 15°53’05” E, 74.81 feet to a 1/2” iron rod with plastic cap stamped “SPIARSENG” set;

S 00°27’40” W, 243.59 feet to a 1/2” iron rod with plastic cap stamped “SPIARSENG” set on the north line of Lot 3, Block X, of ARTESIA NORTH PHASE 2, an Addition to the Town of Prosper, Denton County, Texas, recorded in Document No. 2017–164, PRDCT, from which an “X” in concrete found for the intersection of the centerlines of Greenbelt Park Lane and Sutton Park Avenue, bears S 26°14’33” E, 50.62 feet;

THENCE N 89°32’20” W, 712.69 feet along the north line of said Artesia North Phase 2 to a 1/2” iron rod with plastic cap stamped “SPIARSENG” found for the northwest corner thereof;

THENCE S 00°03’28” E, 259.07 feet along the west line of said ARTESIA NORTH PHASE 2 to a point at the northeast corner of a remainder of a tract conveyed to Inwood Plaza Joint Venture, recorded in Volume 4233, Page 738, Deed Records, Denton County, Texas;

THENCE N 89°32’20” W, 1,248.54 feet along the north line of said remainder, to the northeast corner of Teel Parkway Extension, an addition to the Town of Prosper, recorded in Document No. 2018–397 PRDCT, and the southeast corner of a right–of–way dedication to the Town of Prosper, recorded in Document No. 2023–75070, ORDCT, same being on the east line of said Teel Parkway;

THENCE along the west line of said Lot 2, the following courses and distances:

N 00°08’40” W, 70.75 feet to a 1/2” iron rod with plastic cap stamped “SPIARSENG” set;

A non–tangent curve to the right having a central angle of 11°15’12”, a radius of 268.50 feet, a chord of N 05°36’13” E – 52.65 feet, an arc length of 52.74 feet to a 1/2” iron rod with plastic cap stamped “SPIARSENG” found;

A reverse curve to the left having a central angle of 11°22’30”, a radius of 291.50 feet, a chord of N 05°32’34” E – 57.78 feet, an arc length of 57.87 feet to a 1/2” iron rod with plastic cap stamped “SPIARSENG” found;

N 00°08’41” W, 125.58 feet to a 1/2” iron rod with plastic cap stamped “SPIARSENG” set;

N 44°31’11” E, 34.14 feet to a 1/2” iron rod with plastic cap stamped “SPIARSENG” set;

THENCE N 06°32’41” W, 89.70 feet to a 1/2” iron rod with plastic cap stamped “SPIARSENG” set;

THENCE along the west line of said Lot 1, the following courses and distances:

N 46°09’56” W, 34.74 feet to a 1/2” iron rod with plastic cap stamped “SPIARSENG” set;

N 00°09’37” W, 407.88 feet to a 1/2” iron rod with plastic cap stamped “SPIARSENG” set;

A non–tangent curve to the left having a central angle of 18°49’57”, a radius of 1,060.00 feet, a chord of N 09°33’40” W – 346.85 feet, an arc length of 348.41 feet to a 1/2” iron rod with plastic cap stamped “SPIARSENG” found;

A compound curve to the left having a central angle of 01°08’29”, a radius of 1,060.00 feet, a chord of N 19°32’53” W – 21.12 feet, an arc length of 21.12 feet to a 1/2” iron rod with plastic cap stamped “SPIARSENG” found;

N 20°22’59” W, 8.28 feet to a 1/2” iron rod with plastic cap stamped “SPIARSENG” found;

A non–tangent curve to the right having a central angle of 01°58’04”, a radius of 504.50 feet, a chord of N 15°14’40” W – 17.33 feet, an arc length of 17.33 feet to a 1/2” iron rod with plastic cap stamped “SPIARSENG” found;

A reverse curve to the left having a central angle of 13°40’01”, a radius of 525.50 feet, a chord of N 21°05’38” W – 125.05 feet, an arc length of 125.35 feet to a 1/2” iron rod with plastic cap stamped “SPIARSENG” found;

N 20°22’59” W, 0.33 feet to a 1/2” iron rod with plastic cap stamped “SPIARSENG” found;

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 to a 1/2” iron rod with plastic cap stamped “SPIARSENG” found;

N 28°23’48” W, 171.85 feet to the POINT OF BEGINNING and containing 2,997,571 square feet or 68.815 acres of land.

NOW THEREFORE, KNOWN ALL MEN BY THESE PRESENTS:

THAT SHADDOCK–PROSPER PARK PLACE 2, LLC, acting herein by and through its duly authorized officers, does hereby certify and adopt this plat designating the herein above described property as **PARK PLACE PHASE 2**, an addition to the town of prosper. The streets and alleys shown on this plat as access easements are for the use and benefit or the owner of the property of this subdivision, their leases, invitees, and licensees. By acceptance of a deed conveying title to any lot in this subdivision, the owner thereof shall be deemed to have agreed and acknowledged and does certify the following:

- The street and alleys (and all associated storm sewer systems) are private streets and alleys (and storm sewer) and are dedicated to the Town of Prosper as Access, Utility, and Drainage Easements. The Town has no responsibility or liability to make any repairs to such streets and alleys and storm sewer as long as they are private streets and alleys, except repairs made necessary by reason of installation, repair, or replacement of municipal utilities located therein or in the utility easements adjacent thereto.
- So long as such streets and alleys and associated storm sewer are private, the sole responsibility for maintenance and replacement thereof shall be borne by the owners of the lots in this subdivision and/or any homeowner’s association hereafter established for the owners of lots in this subdivision (the “Association”). 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 same may be hereafter amended. This provision may be enforced by specific performance or by any other remedy allowed by law.
- Neither the property owners within this subdivision, nor the Association, nor any other association or other organization or entity representing them shall have the right to request dedication (whether by voluntary or involuntary act or omission) of such private streets and alleys and storm sewer to the Town unless and until the Town has inspected such streets and alleys and determined that, at the time in question, they meet the Town’s standards. If the Town desires to accept a dedication of said streets and alleys and storm sewer, the Association, its successors or assigns, or the owners of the lots in the subdivision will may, at the owners’ or the Association’s expense, all repairs required by the Town to the private streets and alleys and storm sewer to the Town. Before dedication, all public improvements and dedications shall be free and clear of all debt, liens, and/or encumbrances.
- These easements and public use areas, as shown, are dedicated for the benefit of the owners of the property in this subdivision, their leases, invitees, and licensees use forever, for the purpose indicated on this plat.
- The provisions hereof shall be binding upon and enforceable against all property owners in this subdivision, their successors and assigns and the Association and its successors and assigns. The provisions hereof may be enforced by the Town, any property owner in the subdivision, and/or the Association.
- These covenants and restrictions shall run with the land and be binding on the owners of the property in this subdivision, their successor and assigns, the Association, its 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 and covenants in it’s sole discretion. These covenants and restrictions shall terminate when all the access easements shown on this plat are included within a replat of all or part of this property and are dedicated to the Town as public streets and alleys. In addition, all modifications to this document shall be by means of plat and approved by the Town of Prosper.
- If the owner of the property in this subdivision should open the private streets to the public, such use shall be considered a temporary license only. The owners of property in this subdivision through the Association reserve the right to close the street to the public at any time prior to formal dedication of the street to the public, and acceptance of the same by The Town.
- The owners of property in this subdivision and the Association shall allow access to the subdivision and the streets in the subdivision to all Town employees and contractors acting on behalf of the Town and all governmental service vehicles, including, without limitation, law enforcement, fire, ambulance, sanitation, inspection, and health vehicles. In addition, 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 Town’s use thereof. The Town of Prosper and public utilities shall, at all time, 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 or removing all or parts of their respective systems without the necessity of procuring permission from anyone.
- The owners of property within this subdivision hereby agree and recognize that the entire subdivision is benefited by the Town allowing the owners to maintain and control access to the private streets shown hereon, and that the Town is benefited by having the value of the property enhanced for ad valorem tax purposes and not being under any covenants, the benefits shall constitute sufficient and valid consideration.
- The owner of each lot affected by a drainage easement across the rear portion of such lot may not construct any improvements within such lot except those improvements which (a) do not impeded the natural flow of water across the property affected by such drainage easement (such as swimming pools and open fences) and (b) are built in accordance with and pursuant to a building permit issued by the Town. In no event shall SHADDOCK–PROSPER PARK PLACE 2, LLC, the Town, the Association or any of their successors or assigns have any liability for any improvements built in any drainage or utility easement. Each lot owner shall build in such area at his or her own risk and shall indemnify SHADDOCK–PROSPER PARK PLACE 2, LLC, the Town, the Association and their successors and assigns against any and all losses, damages and liability arising out of or associated with the construction of improvements on such owners’ lot in any drainage or utility easement.
- 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 landscaping improvements may be placed in Landscape Easements, if approved by the Town. Landscaping may be placed in/or near other easements with Town approval. The Town and public utility entities 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 said easements. The Town of Prosper is not responsible for replacing any improvements in, under, or over any easements caused by maintenance or repair.
- Invalidation of any word, phrase, sentence, paragraph, covenant or restriction by court judgment or otherwise, shall not affect the validity of the other covenants or restrictions contained herein.
- For lots adjacent to a Floodplain Only:
  - 100 Year Floodplain Easement Restriction: Construction within the floodplain may not occur until approved by the Town. (A request for construction within the floodplain easement must be accompanied with detailed engineering plans and studies indicating that no flooding will result, that no obstruction to the natural flow of water will result; and subject to all owners or the property by such construction becoming a part to the request.) Where construction is approved, all finished floor elevations shall be a minimum of one (1) foot above the 100–year flood elevation as determined by analyzing the ultimate build–out conditions of the entire drainage basin. Existing creeks, lakes, reservoirs, or drainage channels traversing along or across portions of this addition, will remain as an open channel at all times and will be maintained by the individual owners of the lot or lots that are traversed by the drainage courses along or across said lots. The Town will not be responsible for the maintenance and operation of said drainage ways or for the control of erosion. Each property owner shall keep the natural drainage channels traversing his/her property clean and free of debris, silt, or any substance that would result in unsanitary conditions. The Town shall 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 Town is not obligated to maintain or assistance with the maintenance of the area. The natural drainage channel, as in the case of all natural drainage channels, are subject to storm water overflow and natural bank erosion. The Town shall not be liable for damages of any nature resulting from the occurrence of these natural phenomena, nor resulting from a failure of any structure within the natural drainage channels. The natural drainage channel crossing each lot is shown by the Floodway easement line as shown on the plat. If a subdivision alters the horizontal or vertical floodplain, a FEMA Floodway map revision may be required.

THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS AND RESOLUTIONS OF THE TOWN OF PROSPER, TEXAS.

WITNESS, MY HANDS, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

SHADDOCK–PROSPER PARK PLACE 2, LLC

By: \_\_\_\_\_  
WILLIAM C. SHADDOCK, JR., MANAGER

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 WILLIAM C. SHADDOCK, JR., known to me to be the person an 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 \_\_\_\_\_, 2024.

Notary Public, State of Texas

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.

DRAINAGE AND FLOODWAY 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: All of Lot 2, Block X, as shown on the plat is called “Drainage and Floodway Easement” and is the natural drainage channel crossing each lot. The existing creek or creeks traversing along the Drainage and Floodway Easement within the limits of this addition, will remain as an open channel at all times and will be maintained by the owners of the lot or lots that are traversed by or adjacent to the drainage courses in the Drainage and Floodway Easement. The Town will not be responsible for the maintenance and operation of said creek or creeks or for any damage to private property or person that results from the flow of water along said creek, or for the control of erosion. No obstruction to the natural flow of storm water run–off shall be permitted by construction of any type of building, fence, or any other structure within the Drainage and Floodway Easement or the natural drainage channels, as herein above defined. Provided it is understood that in the event it becomes necessary for the Town of erect or consider erecting any type of drainage structure in order to improve the storm drainage that may be occasioned by streets and alleys in or adjacent to the subdivision, then in such event, the Town shall have the right to enter upon the Drainage and Floodway 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 natural drainage channels traversing or adjacent to his property 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 Floodway Easement, as in the case of all natural channels, are 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 damages of any nature resulting from the occurrence of these natural phenomena, or resulting from the failure of any structure or structures, within the natural drainage channels. Building areas outside the Drainage and Floodway Easement line shall be filled to a minimum elevation as shown on the plat. The minimum floor elevation for each lot shall be as shown on the plat.

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, Jimmy Bernau, 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 Town of Prosper, Texas.

Dated this the \_\_\_\_ day of \_\_\_\_\_, 2024.

PRELIMINARY, THIS DOCUMENT  
SHALL NOT BE RECORDED  
FOR ANY PURPOSE

Jimmy Bernau  
Registered Professional Land Surveyor  
Texas No. 6902

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 Jimmy Bernau, 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 \_\_\_\_\_, 2024.

Notary Public, State of Texas

CERTIFICATE OF APPROVAL

Approved this \_\_\_\_\_day of \_\_\_\_\_, 2024 by the Planning & Zoning  
Commission of the Town of Prosper

Town Secretary

Engineering Department

Development Services Department

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**

Sheet 3 of 3