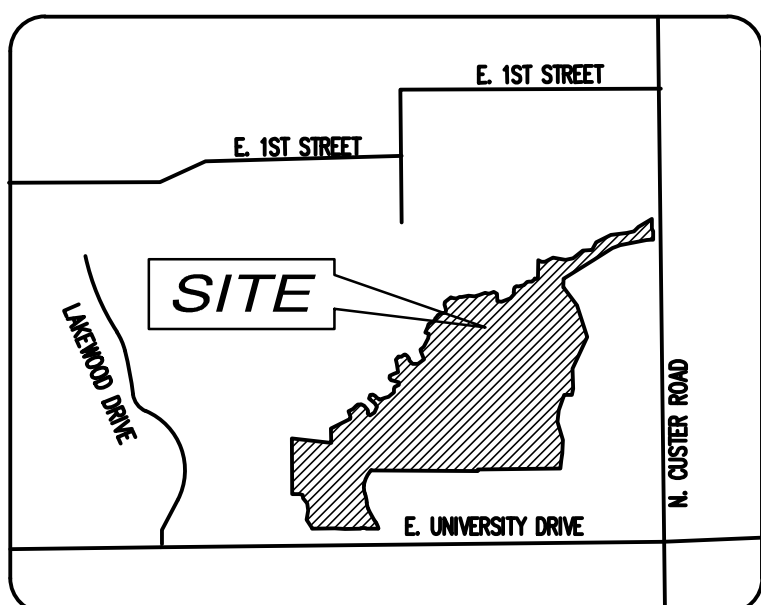
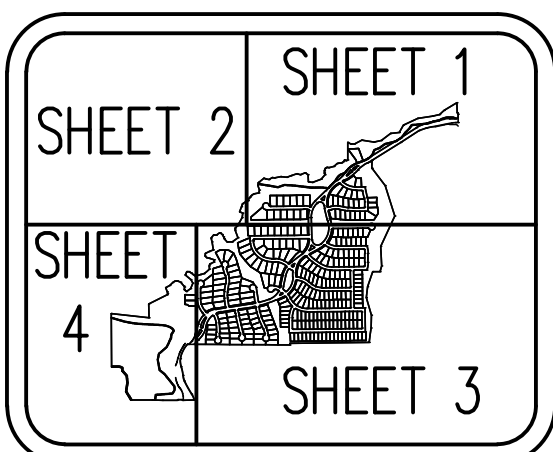


Basis of bearing: State Plane
Coordinate System, Texas North
Central Zone 4202, North American
Datum of 1983, Adjustment
Realization 2011.



LOCATION MAP
N.T.S.



KEY MAP
N.T.S.

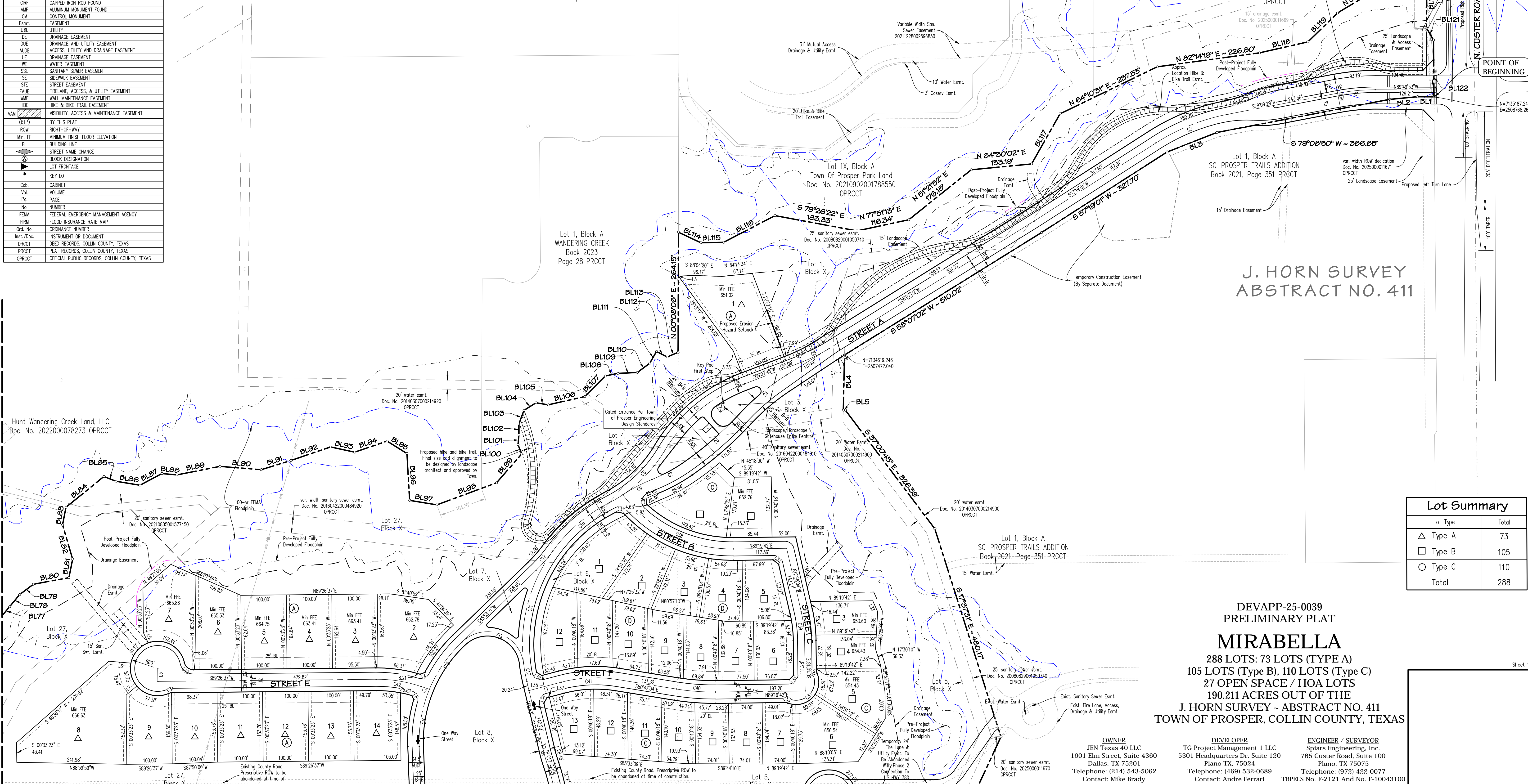
- NOTES:
1. Selling a portion of this addition by metes and bounds is a violation of Town ordinance and state law and is subject to fines and withholding of utilities and building permits.
 2. All corners are 1/2 inch iron rods with yellow plastic caps stamped "SPIARSENG" unless otherwise noted.
 3. All development will comply with Town of Prosper PD-114 Requirements.
 4. This property falls into Zone A, according to the flood insurance rate maps, Panel No. 48085C0255J Map Revision June 2, 2009 and Zone AE according to the LOMR 16-06-3366P, effective May 8, 2017.
 5. All open space areas, Lot 1-27, Block X to be owned and maintained by the H.O.A.
 6. No transformers or utility pedestals shall be allowed in the sidewalk and utility easement or landscape easements.
 7. All landscape easements must be exclusive of any other type of easement, with the exception of perpendicular crossings, unless otherwise approved by Town Council.
 8. Key Lot fencing restrictions exist on this plat.
 9. Finished floor elevation shall be at least 2' above the 100-year floodplain.
 10. 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.
 11. Tree preservation and mitigation plan shall be submitted to the town prior to development. After final acceptance of the subdivision, tree preservation and no-build easement shall be enforced by the HOA. It is their discretion whether to approve tree removal or building within the easement limits shown on this plat. At no time shall a tree greater with a diameter greater than or equal to 40" be removed without approval from the Town Council.
 12. A license agreement will be required between TG Project Management 1 LLC (governing the installation & Maintenance of street trees) and the Town of Prosper will be required.

LEGEND	
(Not All Items May Be Applicable)	
○	1/2" IRON ROD WITH PLASTIC CAP STAMPED "SPIARSENG" 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 "SPIARSENG-5' O/S PC".
IRF	IRON ROD FOUND
ORF	CAPPED IRON ROD FOUND
AMF	ALUMINUM MONUMENT FOUND
CM	CONTROL MONUMENT
EsmL	EASEMENT
UHL	UTILITY
DE	DRAINAGE EASEMENT
DUE	DRAINAGE AND UTILITY EASEMENT
AUDE	ACCESS, UTILITY AND DRAINAGE EASEMENT
UE	DRAINAGE EASEMENT
WE	WATER EASEMENT
SSE	SANITARY SEWER EASEMENT
SE	SIDEWALK EASEMENT
STE	STREET EASEMENT
FAUE	FIRELANE, ACCESS, & UTILITY EASEMENT
WME	WALL MAINTENANCE EASEMENT
HBE	HIKE & BIKE TRAIL EASEMENT
VAM	VISIBILITY, ACCESS & MAINTENANCE EASEMENT
(BTP)	BY THIS PLAT
ROW	RIGHT-OF-WAY
Min. FF	MINIMUM FINISH FLOOR ELEVATION
BL	BUILDING LINE
▲	STREET NAME CHANGE
▲	BLOCK DESIGNATION
▲	LOT FRONTAGE
●	KEY LOT
Cab.	CABINET
Vol.	VOLUME
Pg.	PAGE
No.	NUMBER
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY
FIRM	FLOOD INSURANCE RATE MAP
Ord. No.	ORDINANCE NUMBER
Inst./Doc.	INSTRUMENT OR DOCUMENT
DRCT	DEED RECORDS, COLLIN COUNTY, TEXAS
PRCT	PLAT RECORDS, COLLIN COUNTY, TEXAS
OPRCT	OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS

Printed by: J. Horn Survey, Date: 6/7/2025, 4:03 PM

MATCHLINE A-A SEE SHEET 2

Drawn: 6/20/23, 2023, 13:49, J. Horn Survey, Date: 6/7/2025, 4:03 PM



J. HORN SURVEY
ABSTRACT NO. 411

Lot Summary	
Lot Type	Total
△ Type A	73
□ Type B	105
○ Type C	110
Total	288

DEVAPP-25-0039
PRELIMINARY PLAT
MIRABELLA
288 LOTS: 73 LOTS (TYPE A)
105 LOTS (Type B), 110 LOTS (Type C)
27 OPEN SPACE / HOA LOTS
190.211 ACRES OUT OF THE
J. HORN SURVEY - ABSTRACT NO. 411
TOWN OF PROSPER, COLLIN COUNTY, TEXAS

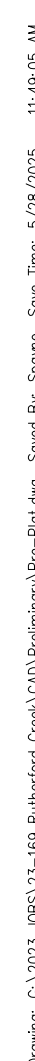
OWNER
JEN Texas 40 LLC
1601 Elm Street, Suite 4360
Dallas, TX 75201
Telephone: (214) 543-5062
Contact: Mike Brady

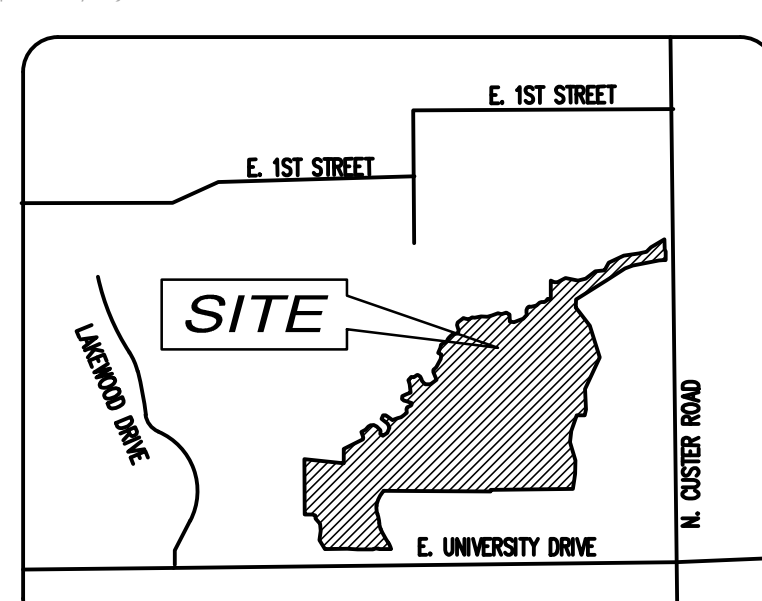
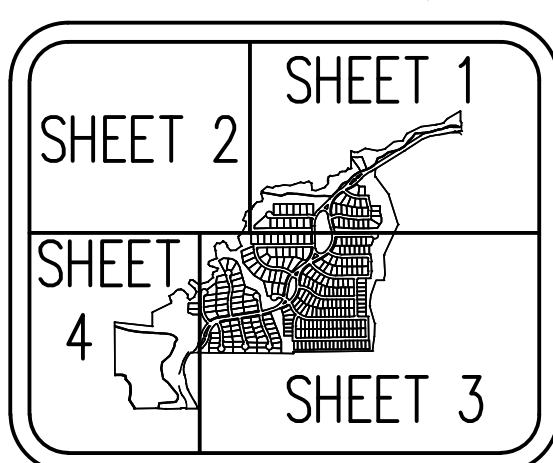
DEVELOPER
TG Project Management 1 LLC
5301 Headquarters Dr. Suite 120
Plano TX, 75024
Telephone: (469) 532-0689
Contact: Andre Ferrari

ENGINEER / SURVEYOR
Sparks Engineering, Inc.
765 Custer Road, Suite 100
Plano, TX 75075
Telephone: (972) 422-0077
TBPESL No. F-2121 And No. F-10043100
Contact: Colton Smith, P.E.

Scale: 1"=100' May 27, 2025 SEI Job No. 23-169

Sheet 1 of 6





Lot Summary		
Lot Type		Total
△ Type A	73	
□ Type B	105	
○ Type C	110	
Total	288	

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OWNER
JEN Texas 40 LLC
1601 Elm Street, Suite 4360
Dallas, TX 75201
Telephone: (214) 543-5062
Contact: Mike Brady

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TG Project Management 1 LLC
5301 Headquarters Dr. Suite 120
Plano TX, 75024
Telephone: (469) 532-0689
Contact: Andre Ferrati

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

DEVAPP-25-0039
PRELIMINARY PLAT
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J. HORN SURVEY - ABSTRACT NO. 411
TOWN OF PROSPER, COLLIN COUNTY, TEXAS
Scale: 1"=100' May 27, 2025 SEI Job No. 23-169

Printed by: Survey Plot Date: 5/28/2025 1:17 PM
Drawing: 25-0039-01-169 Preliminary Plat (25-0039-01-169) Surveyed By: Survey Date: 5/28/2025 1:14:18 PM
Basis of bearing: State Plane
Coordinate System, Texas North
Central Zone 4202, North American
Datum of 1983. Adjustment
Realization 2011.

Printed by: Darren K. Brown, R.P.L.S. No. 5252, State of Texas, 5/28/2025 12:57 PM
Drawing: 2/2025 2053-189 Mirabella Court (L&L) Preliminary (JEN Texas 40 LLC) Drawn By: Darren K. Brown, R.P.L.S. No. 5252, State of Texas, 5/28/2025 11:46:05 AM

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS, JEN Texas 40 LLC are the owners of a tract of land situated in the J. Horn Survey, Abstract No. 411, Town of Prosper, Collin County, Texas, being part of those tracts (Tract 1 and Tract 2), conveyed to 310 Prosper, L.P., by deed recorded in Volume 5823, Page 3462, Deed Records, Collin County, Texas (DRCCT), all of another tract conveyed to same, recorded in Volume 5900, Page 1620 DRCCT, and being part of a tract conveyed to 55 Prosper, L.P., recorded in Document No. 20080605000680470, Official Public Records, Collin County, Texas (OPRCCT), and another tract conveyed to same, recorded in Document No. 2023000139028 OPRCCT, and part of a tract conveyed to 67 Prosper, L.P., recorded in Document No. 20060921001363990 OPRCCT, with the subject tract being more particularly described as follows:

BEGINNING at 1/2" iron rod found on the west line of Farm to Market Road 2478, a variable width public right-of-way (also known as Custer Road), for the northeast corner of Lot 1, Block A, SCI Prosper Trails Addition, recorded in Book 2021, Page 351, Plat Records, Collin County, Texas (PRCCT);

THENCE along the common line thereof, the following:

N 89°51'32" W, 36.51 feet to a 1/2" iron rod with plastic cap found;

S 84°38'39" W, 61.31 feet to a 1/2" iron rod with plastic cap found;

S 79°08'50" W, 386.85 feet to a 1/2" iron rod with plastic cap found;

S 68°32'53" W, 117.72 feet to a 1/2" iron rod with plastic cap found;

S 57°19'01" W, 327.70 feet to a 1/2" iron rod with plastic cap found;

S 58°07'02" W, 510.02 feet to a 1/2" iron rod with plastic cap found;

S 01°24'14" W, 121.57 feet;

S 88°01'20" E, 4.88 feet to a 1/2" iron rod with plastic cap found;

S 37°00'43" E, 326.39 feet to a 1/2" iron rod with plastic cap found;

S 17°37'31" E, 480.17 feet to a 5/8" iron rod found;

S 24°51'40" W, 503.92 feet;

S 02°03'26" E, 293.83 feet;

And S 12°50'22" W, 87.80 feet to a 1/2" iron rod with plastic cap stamped "SPIARSEN" set on the westerly north line of a tract conveyed to the City of Prosper, recorded in Volume 6022, Page 4349 DRCCT;

THENCE along the common line thereof, the following:

S 89°10'29" W, 113.87 feet;

S 19°18'08" W, 236.78 feet;

S 06°00'44" W, 165.13 feet;

S 16°13'32" E, 275.59 feet;

S 01°55'41" W, 96.92 feet;

And S 07°59'41" W, 92.29 feet to a 5/8" iron rod found for the southwest corner thereof, being the northwest corner of a tract conveyed to Prosper Detention, LLC, recorded in Document No. 20160527000664250 OPRCCT;

THENCE S 07°07'14" W, 123.50 feet along the common line thereof to a 5/8" iron rod with plastic cap found for the northeast corner of Lot 1, Block A, Brookhollow Apartments, recorded in Book 2021, Page 436 PRCCT;

THENCE S 89°19'42" W, 1192.37 feet along the common line thereof;

THENCE S 00°40'18" E, 24.00 feet continuing along the common line of Lot 1 to the northeast corner of a tract conveyed to Prosper Hollow LP, recorded in Document No. 2022000135693 OPRCCT;

THENCE along the common line thereof, the following:

N 89°35'50" W, 1542.12 feet to a 1/2" iron rod found;

A non-tangent curve to the left having a central angle of 33°46'54", a radius of 416.49 feet, a chord of S 26°16'06" W – 242.02 feet, an arc length of 245.56 feet;

A compound curve to the left having a central angle of 30°08'03", a radius of 230.00 feet, a chord of S 05°41'23" E – 119.58 feet, an arc length of 120.97 feet;

A reverse curve having a central angle of 18°31'14", a radius of 418.54 feet, a chord of S 1°29'48" E – 134.70 feet, an arc length of 135.29 feet;

A reverse curve having a central angle of 22°08'52", a radius of 230.00 feet, a chord of S 13°18'38" E – 88.35 feet, an arc length of 88.91 feet;

A compound curve to the left having a central angle of 09°25'27", a radius of 1366.94 feet, a chord of S 29°05'47" E – 224.58 feet, an arc length of 224.84 feet;

And a reverse curve having a central angle of 20°57'28", a radius of 270.00 feet, a chord of S 23°19'47" E – 98.21 feet, an arc length of 98.76 feet to a 5/8" iron rod with plastic cap stamped "TXDOT" found for the northeast corner of TXDOT Parcel P00074399, conveyed to the State of Texas, recorded in Document No. 2024000091799 OPRCCT;

THENCE along the north line of Parcel P00074399, the following:

S 89°18'36" W, 171.75 feet to a 5/8" iron rod with plastic cap stamped "TXDOT" found;

N 45°41'24" W, 12.72 feet;

S 89°25'35" W, 64.25 feet to a 5/8" iron rod with

plastic cap stamped "TXDOT" found;

S 44°18'36" W, 12.91 feet to a 5/8" iron rod with plastic cap stamped "TXDOT" found;

S 89°18'36" W, 223.85 feet to a 5/8" iron rod with plastic cap stamped "TXDOT" found;

N 86°29'45" W, 150.40 feet;

And S 89°18'36" W, 326.25 feet to a 5/8" iron rod with plastic cap stamped "TXDOT" found on the east line of a tract conveyed to the Town of Prosper, recorded in Document No. 2022000157255 OPRCCT, for the northwest corner of TXDOT Parcel P00074399, and being the northeast corner of TXDOT Parcel P00074396, conveyed to the State of Texas, recorded in Document No. 2024000046813 OPRCCT;

THENCE along the east line of said Town of Prosper tract, the following:

N 08°52'20" W, 8.76 feet to a 5/8" iron rod found;

N 32°42'21" W, 142.04 feet;

N 09°03'49" E, 134.95 feet;

N 06°15'50" W, 103.40 feet;

N 40°30'33" W, 97.75 feet;

N 04°54'16" W, 45.27 feet;

N 69°01'05" W, 44.26 feet;

And S 89°38'03" W, 110.97 feet to a 1/2" iron rod with plastic cap stamped "SPIARSEN" set on the east line of a tract conveyed to 330 Prosper, L.P., recorded in Document No. 20060811001152020 OPRCCT;

THENCE N 00°21'48" W, 802.65 feet along the east line thereof to a 1/2" iron rod with plastic cap stamped "SPIARSEN" set for a southwesterly corner of a tract conveyed to Urban Heights at Brookhollow, LLC, recorded in Document No. 2023000106579 OPRCCT;

THENCE along the common line thereof, the following:

S 83°40'45" E, 570.96 feet;

N 00°24'02" W, 209.03 feet;

N 63°35'38" E, 309.62 feet;

N 14°53'03" E, 23.56 feet;

N 13°52'22" W, 21.86 feet;

N 19°14'56" W, 69.44 feet;

N 63°04'51" E, 70.52 feet;

N 42°18'36" E, 60.21 feet;

N 56°30'58" E, 35.97 feet;

N 88°19'15" E, 29.92 feet;

N 75°17'23" E, 13.54 feet;

S 63°58'40" E, 51.90 feet;

S 42°27'20" E, 73.16 feet;

S 24°22'12" E, 20.19 feet;

S 07°50'25" W, 36.52 feet;

S 50°09'30" E, 44.44 feet;

N 57°11'18" E, 76.57 feet;

N 23°00'01" E, 88.91 feet;

N 29°11'21" W, 59.92 feet;

N 50°00'16" W, 111.87 feet;

N 29°23'29" E, 7.11 feet;

N 21°41'47" E, 44.92 feet;

N 84°12'30" E, 36.55 feet;

S 58°39'56" E, 36.65 feet;

S 48°59'21" E, 39.37 feet;

S 54°35'19" E, 44.95 feet;

N 70°48'01" E, 80.79 feet;

N 75°55'21" E, 54.04 feet;

N 48°26'47" E, 40.64 feet;

N 50°50'48" E, 63.78 feet;

N 03°56'25" W, 48.72 feet;

N 19°20'53" E, 31.47 feet;

N 65°32'24" E, 65.18 feet;

N 11°54'21" E, 34.89 feet;

N 80°00'32" W, 39.18 feet;

N 42°03'10" W, 35.91 feet;

N 07°09'11" E, 39.19 feet;

N 07°41'40" W, 120.96 feet;

N 13°45'51" W, 61.40 feet;

N 37°15'49" E, 61.92 feet;

S 83°19'30" E, 40.60 feet;

N 54°38'56" E, 53.92 feet;

S 86°55'40" E, 15.03 feet;

S 55°38'52" E, 37.40 feet;

S 28°34'01" E, 41.18 feet;

S 13°29'57" E, 27.44 feet;

S 42°36'04" E, 67.81 feet;

N 88°47'58" E, 77.24 feet;

N 54°28'29" E, 107.45 feet;

N 21°24'08" W, 123.29 feet;

N 03°15'02" W, 30.57 feet;

N 48°58'15" E, 57.20 feet;

N 28°17'47" E, 137.36 feet;

N 07°37'26" E, 65.14 feet;

N 65°51'32" W, 52.64 feet;

N 22°59'23" E, 80.54 feet;

N 15°43'05" E, 48.99 feet;

N 59°14'56" E, 43.83 feet;

N 62°35'34" E, 56.65 feet;

N 16°57'59" E, 32.41 feet;

N 40°23'05" E, 25.93 feet;

N 39°34'08" E, 34.37 feet;

N 52°56'25" E, 37.87 feet;

N 79°32'10" E, 79.53 feet;

N 11°15'46" E, 41.50 feet;

N 16°15'58" W, 78.92 feet;

And N 11°06'23" E, 39.16 feet to a point for a southerly corner of a tract conveyed to Hunt Wandering Creek Land, LLC, recorded in Document No. 2022000078273 OPRCCT;

THENCE along the common line thereof, the following:

N 50°54'57" E, 107.35 feet;

S 68°43'07" E, 28.74 feet;

S 80°34'06" E, 53.18 feet;

N 62°00'14" E, 54.72 feet;

S 84°42'52" E, 32.95 feet;

N 78°49'32" E, 96.95 feet;

S 85°24'24" E, 90.84 feet;

N 72°46'01" E, 67.95 feet;

N 71°08'32" E, 92.62 feet;

S 77°42'10" E, 54.20 feet;

N 71°09'20" E, 75.19 feet;

S 58°00'55" E, 51.44 feet;

S 03°16'58" E, 103.20 feet;

S 80°36'22" E, 60.66 feet;

And N 69°43'04" E, passing at 104.30 feet the southwest corner of Lot 1, Block A, Wandering Creek, recorded in Book 2023, Page 28 PRCCT, and continuing along the common line thereof a total distance of 139.88 feet;

THENCE continuing along the common line thereof, the following:

N 41°10'06" E, 84.32 feet;

N 22°03'36" W, 21.98 feet;

N 05°22'09" E, 21.59 feet;

N 00°09'11" E, 24.02 feet;

N 19°54'34" E, 31.91 feet;

N 58°12'11" E, 31.51 feet;

S 80°40'45" E, 27.16 feet;

N 77°16'14" E, 82.24 feet;

N 44°51'18" E, 63.91 feet;

N 78°26'45" E, 28.31 feet;

N 87°22'30" E, 43.05 feet;

N 53°02'50" E, 33.82 feet;

N 29°53'04" E, 29.95 feet;

S 62°15'42" E, 26.43 feet;

N 66°47'25" E, 26.27 feet;

And N 00°08'08" E, 264.15 feet to the southwest corner of a tract conveyed to PR Ledera, LLC, recorded in Document No. 20210902001788550 OPRCCT;

THENCE along the common line thereof, the following:

S 64°57'48" E, 54.48 feet;

N 88°56'09" E, 50.09 feet;

N 62°31'57" E, 127.31 feet;

S 79°26'22" E, 183.33 feet;

N 77°51'13" E, 116.34 feet;

N 51°21'52" E, 176.18 feet;

N 84°30'02" E, 133.19 feet;

N 29°34'03" E, 126.77 feet;

N 64°10'31" E, 237.53 feet;

N 82°14'19" E, 226.80 feet;

N 77°15'36" E, 109.08 feet;

N 45°40'31" E, 91.02 feet;

And N 59°01'21" E, 227.01 feet to a 1/2" iron rod

with plastic cap stamped "SPIARSEN" set on the west line of Farm to Market Road 2478;

THENCE S 00°31'34" E, 150.60 feet along the west line thereof;

THENCE S 30°31'34" E, 30.00 feet continuing along the west line thereof;

THENCE S 00°24'20" E, 124.75 feet to the POINT OF BEGINNING with the subject tract containing 8,285,586 square feet or 190.211 acres of land.

NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS:

THAT JEN Texas 40 LLC acting herein by and through its duly authorized officers, does hereby certify and adopt this plat designated the herein above described property as Mirabella, an addition to the Town of Prosper. The streets and alleys shown on this plat as access easements are for the use and benefit of 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:

1. The streets 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. 2. 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 homeowners' 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 some may be hereafter amended. This provision may be enforced by specific performance or by any other remedy allowed by law.

3. 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.

4. 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.

5. 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.

6. 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 its 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.

7. 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.

8. 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, emergency, 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.

9. 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.

10. The owners 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 impede 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 JEN Texas 40 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 JEN Texas 40 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 owner's lot in any drainage or utility easement.

11. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed or placed

Drawing: 23-0033-00033-169 Subdivided Cadd (L&C) Preliminary (Jen-Horn) Scaled By: Source Save Time: 6/11/2025 4:14:13 PM
Printed by: Source Plot Date: 6/11/2025 4:14 PM

Lot Area Table				
Lot #	Block #	Square Feet	Acres	Lot Type
1	A	25,914	0.595	△
2	A	20,888	0.480	△
3	A	16,264	0.373	△
4	A	16,264	0.373	△
5	A	16,264	0.373	△
6	A	18,536	0.426	△
7	A	19,337	0.444	△
8	A	36,845	0.846	△
9	A	15,669	0.360	△
12	A	15,376	0.353	△
15	A	15,398	0.353	△
16	A	15,100	0.347	△
17	A	15,100	0.347	△
18	A	15,100	0.347	△
19	A	15,100	0.347	△
20	A	15,100	0.347	△
21	A	15,100	0.347	△
22	A	15,100	0.347	△
23	A	15,010	0.345	△
25	A	16,214	0.372	△
26	A	18,660	0.428	△

Lot Area Table				
Lot #	Block #	Square Feet	Acres	Lot Type
1	D	19,103	0.439	□
2	D	13,687	0.314	□
3	D	12,297	0.282	□
4	D	11,294	0.259	□
5	D	12,366	0.284	□
6	D	11,194	0.257	□
7	D	10,101	0.232	□
8	D	10,694	0.245	□
9	D	10,944	0.251	□
10	D	11,202	0.257	□
11	D	11,965	0.275	□
12	D	13,314	0.306	□

Lot Area Table				
Lot #	Block #	Square Feet	Acres	Lot Type
1	E	13,671	0.314	□
2	E	11,299	0.259	□
3	E	11,168	0.256	□
4	E	10,574	0.243	□
5	E	10,068	0.231	□
6	E	10,068	0.231	□
7	E	10,068	0.231	□
8	E	11,181	0.257	□
9	E	11,191	0.257	□
10	E	10,068	0.231	□
11	E	10,068	0.231	□
12	E	10,068	0.231	□
13	E	10,068	0.231	□
14	E	10,170	0.233	□
15	E	12,111	0.278	□
16	E	12,892	0.296	□
17	E	10,058	0.231	□
18	E	12,970	0.298	□

Lot Summary	
Lot Type	Total
△ Type A	73
□ Type B	105
○ Type C	110
Total	288

Lot Area Table				
Lot #	Block #	Square Feet	Acres	Lot Type
27	A	17,755	0.408	△
28	A	19,692	0.452	△
29	A	18,518	0.425	△
30	A	15,203	0.349	△
31	A	15,688	0.360	△
32	A	16,278	0.374	△
33	A	15,244	0.350	△
36	A	15,682	0.360	△
37	A	16,109	0.370	△
38	A	17,567	0.403	△
39	A	17,958	0.412	△
40	A	15,581	0.358	△
41	A	15,550	0.357	△
42	A	15,440	0.354	△
43	A	15,053	0.346	△
44	A	15,603	0.358	△
45	A	17,147	0.394	△
46	A	16,869	0.387	△
47	A	27,890	0.640	△
48	A	19,520	0.448	△
49	A	17,948	0.412	△

Lot Area Table				
Lot #	Block #	Square Feet	Acres	Lot Type
1	F	12,409	0.285	□
2	F	12,074	0.277	□
3	F	10,305	0.237	□
4	F	10,881	0.250	□
5	F	11,291	0.259	□
6	F	11,202	0.257	□
7	F	10,140	0.233	□
8	F	9,768	0.224	□
9	F	9,768	0.224	□
10	F	11,096	0.255	□
11	F	9,050	0.208	○
12	F	7,800	0.179	○
13	F	7,800	0.179	○
14	F	7,800	0.179	○
15	F	7,803	0.179	○
16	F	7,983	0.183	○
17	F	9,013	0.207	○
18	F	11,013	0.253	○
19	F	10,211	0.234	○
20	F	9,876	0.227	○
21	F	9,449	0.217	○
22	F	9,883	0.227	○
23	F	13,006	0.299	○

Open Space Area Table		
Lot #	Block #	Acres
1	X	5.494
3	X	0.101
4	X	0.145
6	X	0.148
7	X	0.097
8	X	3.377
9	X	0.077
10	X	0.137
11	X	0.091
12	X	0.317
13	X	0.127
14	X	0.077

Lot Area Table				
Lot #	Block #	Square Feet	Acres	Lot Type
50	A	15,001	0.344	△
51	A	15,088	0.346	△
52	A	15,011	0.345	△
53	A	15,016	0.345	△
54	A	15,021	0.345	△
55	A	17,732	0.407	△
56	A	15,291	0.351	△
57	A	16,110	0.370	△
58	A	16,797	0.386	△
59	A	17,843	0.410	△
60	A	15,498	0.356	△
61	A	15,154	0.348	△

Lot Area Table				
Lot #	Block #	Square Feet	Acres	Lot Type
1	G	10,504	0.241	○
2	G	10,805	0.248	○
3	G	11,136	0.256	○
4	G	10,526	0.242	○
5	G	10,168	0.233	○
6	G	9,639	0.221	○
7	G	9,093	0.209	○
8	G	8,320	0.191	○
9	G	8,320	0.191	○
10	G	8,320	0.191	○
11	G	8,320	0.191	○
12	G	8,320	0.191	○
13	G	9,654	0.222	○
14	G	9,289	0.213	○
15	G	8,039	0.185	○
16	G	8,039	0.185	○
17	G	8,039	0.185	○
18	G	8,039	0.185	○
19	G	8,039	0.185	○
20	G	8,039	0.185	○
21	G	8,039	0.185	○
22	G	8,024	0.184	○
23	G	9,522	0.219	○
24	G	11,856	0.272	○
25	G	12,339	0.283	○
26	G	11,117	0.255	○
27	G	9,824	0.226	○
28	G	9,111	0.209	○

Open Space Area Table		
Lot #	Block #	Acres
15	X	0.114
16	X	0.939
17	X	0.084
18	X	0.063
19	X	0.091
20	X	0.135
21	X	0.096
22	X	0.102
23	X	0.036
24	X	0.653
26	X	0.173
27	X	58.256

Lot Area Table				
Lot #	Block #	Square Feet	Acres	Lot Type
1	B	20,904	0.480	△
2	B	16,829	0.386	△
3	B	15,000	0.344	△
4	B	15,000	0.344	△
5	B	15,000	0.344	△
6	B	18,776	0.431	△
7	B	19,689	0.452	△
8	B	16,002	0.367	△
9	B	17,860	0.410	△
10	B	15,063	0.346	△
11	B	17,761	0.408	△
12	B	24,500	0.562	△

Lot Area Table				
Lot #	Block #	Square Feet	Acres	Lot Type
1	H	12,233	0.281	○
2	H	9,050	0.208	○
3	H	8,090	0.186	○
4	H	7,806	0.179	○
5	H	7,800	0.179	○
6	H	7,800	0.179	○
7	H	7,800	0.179	○
8	H	7,800	0.179	○
9	H	7,800	0.179	○
10	H	7,800	0.179	○
11	H	7,800	0.179	○
12	H	7,800	0.179	○
13	H	7,800	0.179	○
14	H	7,800	0.179	○
15	H	7,800	0.179	○
16	H	7,800	0.179	○
17	H	9,055	0.208	○
18	H	9,055	0.208	○
19	H	7,800	0.179	○
20	H	7,800	0.179	○
21	H	7,800	0.179	○
22	H	7,800	0.179	○
23	H	7,800	0.179	○
24	H	7,800	0.179	○
25	H	7,800	0.179	○
26	H	7,800	0.179	○
27	H	7,800	0.179	○
28	H	7,800	0.179	○
30	H	7,800	0.179	○
31	H	7,800	0.179	○
32	H	7,800	0.179	○
33	H	7,800	0.179	○
34	H	10,004	0.230	○

Centerline Line Table		
Line #	Bearing	Distance
L1	S75°20'48"W	72.98'
L2	S71°25'02"E	19.97'
L3	S00°33'23"E	28.43'
L4	S00°40'18"E	23.13'
L5	S01°33'15"E	53.23'
L6	S89°17'35"E	50.26'
L7	S48°35'10"E	23.82'
L8	N86°28'16"W	33.96'
L9	N50°07'50"W	36.87'
L10	N00°01'11"E	35.00'
L11	N81°16'15"E	15.00'
L12	N00°24'10"E	10.03'
L13	N73°12'36"E	11.95'
L14	N31°05'24"W	32.99'
L15	N81°24'12"W	5.00'
L16	S89°21'58"E	35.00'
L17	N17°33'01"E	100.41'

Centerline Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
C1	85.15'	450.00'	10°50'31"	S84°34'45"W	85.02'
C2	171.54'	450.00'	21°50'29"	S68°14'15"W	170.50'
C3	67.27'	350.00'	11°00'43"	N63°37'23"E	67.16'
C4	134.45'	500.00'	15°24'23"	S50°24'50"W	134.04'
C5	234.12'	350.00'	38°19'35"	S49°57'58"W	229.78'
C6	163.65'	743.00'	12°37'11"	N49°01'14"E	163.32'
C7	78.43'	350.00'	12°50'24"	N61°45'02"E	78.27'
C8	133.50'	300.00'	25°29'49"	N43°33'05"E	132.40'
C9	72.51'	350.00'	11°52'14"	S62°14'07"W	72.38'
C10	164.80'	350.00'	26°58'43"	S49°26'10"W	163.28'
C11	261.92'	350.00'	42°52'37"	S14°30'30"W	255.85'
C12	56.39'	325.00'	9°56'32"	N40°55'05"E	56.32'
C13	40.21'	350.00'	6°34'55"	S10°13'16"E	40.19'
C14	177.58'	80.00'	127°10'51"	N70°31'14"W	143.30'
C15	122.48'	300.00'	23°23'29"	S34°11'36"W	121.63'
C16	128.65'	300.00'	24°34'12"	S10°12'46"W	127.67'
C17	31.01'	300.00'	5°55'21"	S16°28'24"E	31.00'
C18	100.62'	330.00'	17°28'13"	N10°41'58"W	100.23'
C19	256.41'	330.00'	44°31'09"	N20°17'43"E	250.01'
C20	56.89'	330.00'	9°52'41"	N47°29'38"E	56.82'
C21	219.03'	100.00'	125°29'41"	S64°49'11"E	177.80'
C22	53.70'	330.00'	91°9'28"	N57°05'43"E	53.65'
C23	288.80'	300.00'	55°09'23"	N25°30'21"E	277.78'
C24	232.55'	300.00'	44°24'49"	S30°52'35"W	226.77'
C25	63.09'	300.00'	12°02'55"	S47°26'18"W	62.97'
C26	85.72'	150.00'	32°44'40"	S64°57'30"E	84.56'
C27	47.61'	300.00'	9°05'37"	S04°07'22"W	47.56'
C28	159.51'	300.00'	30°27'50"	S26°10'56"W	157.64'
C29	274.04'	300.00'	52°20'16"	N29°41'52"E	264.61'
C30	242.83'	300.00'	46°22'41"	N41°06'41"E	236.26'
C31	85.19'	300.00'	16°16'15"	N49°54'18"W	84.91'
C32	196.60'	1355.00'	81°8'48"	N74°01'50"E	196.43'
C33	175.05'	300.00'	33°25'57"	S34°16'00"W	172.58'