







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.

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.

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

8. Key Lot fencing restrictions exist on this plat.

S84°38'39"W

S12°50'22"W

S8910'29"W

S00°40'18"E

S44°18'36"W

N08°52'20"W

N0615'50"W

N40°30'33"W

N19¶4'56"W

N88°19'15"E

S63°58'40"E

S24°22'12"E

S50°09'30"E

N23°00'01"E

N21°41'47"E

N84°12'30"E

S58**°**39'56"E

S54°35'19"E

24.00'

12.72'

12.91'

23.56

69.44'

29.92'

20.19

36.52

76.57

88.91'

59.92'

36.55

36.65

44.95'

80.79

54.04

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

Boundary Line Table

BL43 N50°50'48"E 63.78'

BL44 N03°56'25"W 48.72'

N19°20'53"E

N11°54'21"E

BL48 N70°42'53"W 81.72

BL49 N80°00'32"W 39.18'

BL50 N42°03'10"W 35.91

N07°09'11"E

N64°10'55"E

N69°26'50"E

BL55 N13°45'51"W 61.40'

S83°19'30"E

N54°38'56"E

S86°55'40"E

S55°38'52"E

S28°34'01"E

S13°29'57"E

S42°36'04"E

N54°28'29"E

BL66 N21°24'08"W 123.29'

N03°15'02"W 30.57'

N48°58'15"E 57.20'

N28°17'47"E 137.36

N65°51'32"W 52.64'

N40°23'05"E 25.93'

32.41

79.53

39.16

N22°59'23"E

N15°43'05"E

N59°14'56"E

N62°35'34"E

BL79 N52*56'25"E 37.87'

N11°15'46"E

BL76 N16°57'59"E

BL78 N39°34'08"E

BL80 N79°32'10"E

BL82 N16*15'58"W

BL83 N11°06'23"E

BL84 N50°54'57"E

BL56 N37°15'49"E

N07°41'40"W 120.96'

65.26

15.03

BL45

BL46

BL47

BL51

BL52

BL53

BL54

BL57

BL58

BL59

BL60

BL61

BL62

BL63

BL64

BL67

BL68

BL69

BL71

BL72

BL73

BL74

BL75

BL77

BL81

BL70 N07°37'26"E

12. A license agreement will be required between TG Project Management 1 LLC (governing the installation & Maintenance of stree and the Town of Prosper will be required.

Boundary Line Table

BL85 S68*43'07"E 28.74'

BL86 | S80°34'06"E | 53.18'

N62°00'14"E

BL88 S84°42'52"E

BL89 N78°49'32"E

BL90 S85°24'24"E

BL91 N72°46'01"E

BL92 N71°08'32"E

BL95 S58°00'55"E

BL96 S0316'58"E

BL97 S80°36'22"E

BL98 N69°43'04"E

BL100 N22°03'36"W

BL101 N05°22'09"E

BL102 N00°09'11"E

BL103 N19°54'34"E

BL105 S80°40'45"E

BL106 N77°16'14"E

BL108 N78°26'45"E

BL109 N87°22'30"E

BL110 N53°02'50"E

BL111 N29°53'04"E

BL112 S62°15'42"E

BL113 N66°47'25"E

BL114 S64°57'48"E

BL115 N88°56'09"E

BL116 N62°31'57"E

BL118 N77°15'36"E

BL119 N45*40'31"E

BL120 S00°31'34"E

BL121 S30°31'34"E 30.00'

BL122 S00°24'20"E 124.75'

150.60'

N29°34'03"E

BL117

BL104

BL107

N41°10'06"E

N58°12'11"E

N44°51'18"E

S77°42'10"E

N71°09'20"E

BL93

BL94

	0" be trees)	Datum	Zone	1983.	North Ame	
			Bounda	ary Curve	e Table	
	Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
	BC1	245.56'	416.49	33°46'54"	S26"16'06"W	242.02'
	BC2	120.97	230.00'	30°08'03"	S05*41'23"E	119.58'
	BC3	135.29'	418.54	18°31'14"	N11°29'48"W	134.70'
	BC4	88.91'	230.00'	22°08'52"	S13"18'38"E	88.35'
	BC5	224.84	1366.94	9*25'27"	S29°05'47"E	224.58'
	BC6	98.76'	270.00'	20*57'28"	N23¶9'47"W	98.21'
,						

100

1 inch = 100 ft

Basis of bearing: State Plane

34.72		BCS	135.29
32.95'		BC4	88.91
96.95'		BC5	224.84
90.84		BC6	98.76
67.95'	·		
92.62'			
54.20'			
75.19'			
51.44'			
103.20'			
60.66			
139.88'			/
84.32'			
21.98'		<u> </u>	$\setminus \mid S$
21.59'		E E	S DAME.
24.02'			翼
31.91')
31.51'			
27.16'			
82.24'			
63.91'			
28.31'			
43.05'			
33.82'			
29.95'			SI
26.43'			
26.27			ISI
54.48'			
50.09'			
127.31'			6
126.77'			_
109.08'			
91.02'			

Lot Sur	ımary
Lot Type	Total
△ Type A	73
☐ Type B	105
◯ Type C	110
Total	288

SHEET

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

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

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.

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

Sheet 4 of 6

S 55°38'52" E, 37.40 feet;

S 28°34'01" E, 41.18 feet;

plastic cap stamped "TXDOT" found;

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

N 45°41'24" W, 12.72 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 28°17'47" E, 137.36 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 03°16'58" E, 103.20 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 THENCE continuing along the common line thereof, And N 00°08'08" E, 264.15 feet to the southwest corner of a tract conveyed to PR Ladera, LLC. recorded in Document No. 20210902001788550 THENCE along the common line thereof, the following:

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

the west line thereof;

liens, and/or encumbrances.

on this plat.

Association.

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

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

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 of 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 allevs. In addition, all modifications to this

document shall be by means of plat and approved by

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 street to the public, and acceptance of the same

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, 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

hereby agree and recognize that the entire subdivision

is benefited by the Town allowing the owners to

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

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

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

11. 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

Association or any of their successors or assigns have

maintain and control access to the private streets

The owners of property within this subdivision

necessity of procuring permission from anyone.

valid consideration

utility easement.

the public at any time prior to formal dedication of

These covenants and restrictions shall run with

square feet or 190.211 acres of land.

with plastic cap stamped "SPIARSENG" set on the in Landscape Easements, if approved by the Town. west line of Farm to Market Road 2478; Landscaping may be placed in/or near other easements with Town approval. The Town and public THENCE S 00°31'34" E, 150.60 feet along the west 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 THENCE S 30°31'34" E, 30.00 feet continuing along construction, maintenance, or efficiency of their respective systems in said easements. The Town of Prosper is not responsible for replacing any THENCE S 00°24'20" E, 124.75 feet to the POINT OF improvements in, under, or over any easement caused BEGINNING with the subject tract containing 8,285,586 by maintenance or repair 12. Invalidation or any word, phrase, sentence, paragraph, covenant, or restriction by court judgement NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS: or otherwise, shall not affect the validity of the other covenants or restrictions contained herein. THAT JEN Texas 40 LLC acting herein by and through 13. For lots adjacent to a Floodplain Only: its duly authorized officers, does hereby certify and 100 Year Floodplain Easement Restriction adopt this plat designated the herein above described Construction within the floodplain may not occur until property as Mirabella, an addition to the Town of Prosper. The streets and alleys shown on this plat as approved by the Town. (A request for construction within the floodplain easement must be accompanied access easements are for the use and benefit or the owner of the property of this subdivision, their leases, with detailed engineering plans and studies indicating that no flooding will result, that no obstruction to the invitees, and licensees. By acceptance of a deed conveying title to any lot in this subdivision, the natural flow of water will result; and subject to all owner thereof shall be deemed to have agreed and owners or the property affected by such construction acknowledged and does certify the following: becoming a party to the request.) Where construction 1. The street and alleys (and all associated storm is approved, all finished floor elevations shall be a minimum of one (1) foot above the 100—year flood sewer systems) are private streets and alleys (and elevation as determined by analyzing the ultimate storm sewer) and are dedicated to the Town of build—out conditions of the entire drainage basin. Prosper as Access, Utility, and Drainage Easements. Existing creeks, lakes, reservoirs, or drainage channels The Town has no responsibility or liability to make any traversing along or across portions of this addition, repairs to such streets and alleys and storm sewer as will remain as an open channel at all times and will long as they are private streets and alleys, except be maintained by the individual owners of the lot or repairs made necessary by reason of installation, lots that are traversed by the drainage courses along repair, or replacement of municipal utilities located or across said lots. The Town will not be responsible therein or in the utility easements adjacent thereto. for the maintenance and operation of said drainage 2.So long as such streets and alleys and associated ways or for the control of erosion. Each property storm sewer are private, the sole responsibility for owner shall keep the natural drainage channels maintenance and replacement thereof shall be borne traversing his/her property clean and free of debris. by the owners of the lots in this subdivision and/or silt, or any substance that would result in unsanitary any homeowner's association hereafter established for conditions. The Town shall have the right of ingress the owners of lots in this subdivision (the and egress for the purpose of inspection and "Association"). Such maintenance and replacement supervision of maintenance work by the property shall be in conformance with the requirements, owner to alleviate any undesirable conditions, which standards, and specifications of the Town of Prosper, may occur. The Town is not obligated to maintain or as presently in effect or as same may be hereafter assistance with maintenance of the area. The natural amended. This provision may be enforced by specific drainage channel, as in the case of all natural performance or by any other remedy allowed by law. drainage channels, are subject to storm water 3. Neither the property owners within this subdivision, overflow and natural bank erosion. The Town shall not nor the Association, nor any other association or be liable for damages of any nature resulting from other organization or entity representing them shall the occurrence of these natural phenomena, nor have the right to request dedication (whether by resulting from a failure of any structure(s) within the voluntary or involuntary act or omission) of such natural drainage channels. The natural drainage private streets and alleys and storm sewer to the channel crossing each lot is shown by the Floodway Town unless and until the Town has inspected such easement line as shown on the plat. If a Subdivision streets and alleys and determined that, at the time in alters the horizontal or vertical floodplain, a FEMA auestion, they meet the Town's standards. If the Town Floodway map revision may be required. desires to accept a dedication of said streets and alleys and storm sewer, the Association, its This plat approved subject to all platting ordinances, rules, successors or assigns, or the owners of the lots in regulations and resolutions of the Town of Prosper, Texas. the subdivision will may, at the owners' or the Association's expense, all repairs required by the Town Witness our hands at Collin County, Texas, this _____ 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.

JEN Texas 40 LLC A Texas Limited Liability Company STATE OF TEXAS

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 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 _____, 2025.

Notary Public, State of Texas

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 FireDepartment, 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.

The undersigned covenants and agrees that he (they)

shall construct upon the fire lane easements, as

FIRE LANE EASEMENT

and shown hereon, a hard surface paved in accordance with Town standards and that he (they) shall maintain the same in a state of food repair at all times and keep the same free and clear of any structures, fenced trees, shrubs, or other improvements or obstruction, including but not limited to the parking, loading, or unloading of motor vehicles, trailers, boats, or other impediments to the access of fire apparatus. The maintenance pavement in accordance to Town standards of the fire lane easements is the responsibility of the owner, and the owner shall post and maintain signage in accordance to Town standards in conspicuous places along the fire lanes, stating "Fire Lane, No Parking". The police or their duly authorized representative is hereby authorized to cause such fire lanes and utility easements to be maintained free and unobstructed at all times for fire department and emergency use.

SURVEYOR'S CERTIFICATE

	nereby certify that I prepared this plat and the field notes made a land and that the corner monuments shown thereon were properly the Subdivision Regulations of the City of Prosper, Texas.
Dated this the day of,	DARREN K. BROWN
DARREN K. BROWN, R.P.L.S. NO. 5252	darren.brown@ spiarsengineering.com
STATE OF TEXAS § COUNTY OF COLLIN §	
Brown, known to me to be the person and officer whose	or The State of Texas, on this day personally appeared Darren K. name is subscribed to the foregoing instrument, and acknowledged considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of ______, 2025.

Notary Public, State of Texas

CERTIFICATE OF APPROVAL

Approved this ______, 2025, by the Planning & Zoning Commision of the Town of Prosper, Texas.

Town Secretary ____ Engineering Department Development Services Department

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 owner 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

VISIBILITY AND MAINTENANCE EASEMENT (VAM)

The area or areas shown on the plat as "VAM" (Visibility and Maintenance) Easement(s) are hereby given and granted to the Town of Prosper (Called "Town"), its successors and assigns, as an easement to provide visibility, right of access, and maintenance upon and across said VAM Easement. The Town shall have the right, but not the obligation, to maintain all landscaping within the VAM Easement. Should the Town exercise this maintenance right it shall be permitted to remove and dispose of any and all landscaping improve elements, including without limitation, any trees, shrubs, flowers, ground cover, structure, and/or fixtures. The Town in its sole discretion may withdraw maintenance of the VAM at any time. The ultimate maintenance responsibility for the VAM Easement shall rest with the property owner(s). No building, fence, shrub, tree, or other improvements or growths, which in any way endanger or interfere with the visibility, shall be constructed in, on, over, or across the VAM Easement. The Town shall also have the right, but not the obligation, to add any landscape improvements to the VAM Easement, to erect any traffic control devices or signs on the VAM Easement and to remove any obstruction thereon. The Town, its successor, assigns, or agents shall have the right and privilege at all times to enter upon the VAM Easement or any part thereof for the purposes and with all rights and privileges set forth herein.

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: The Portion of Block, as shown on the plat is called "Drainage and Floodway Easement" and is the natural drainage channel across 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 or said creek or creeks or for any damage to private property or person that results for the flow of water along said creek, of 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 to 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.

> DEVAPP-25-0039 PRELIMINARY PLAT

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

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

OWNER

TG Project Management 1 LLC Plano TX, 75024 Telephone: (469) 532-0689 Contact: Andre Ferrari

Spiars Engineering, Inc. Plano, TX 75075 Contact: Colton Smith, P.E. Sheet 5 of (

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

MIRABELLA

J. HORN SURVEY ~ ABSTRACT NO. 411 TOWN OF PROSPER, COLLIN COUNTY, TEXAS

5301 Headquarters Dr. Suite 120

765 Custer Road, Suite 100 Telephone: (972) 422-0077 TBPELS No. F-2121 And No. F-10043100

	Lo	t Area T	able	
Lot #	Block #	Square Feet	Acreage	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	Acreage	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	Е	10,068	0.231	
11	Е	10,068	0.231	
12	Е	10,068	0.231	
13	E	10,068	0.231	
14	Е	10,170	0.233	
15	Е	12,111	0.278	
16	Е	12,892	0.296	
17	E	10,058	0.231	
18	E	12,970	0.298	

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	Туре	-	Total			
2	∆ Typ	e A		73			
	□ Тур	ре В	,	105			
() Тур	oe C		110			
	Tot	:al	2	288			

Lot Area Table						
Lot #	Block #	Square Feet	Acreage	Lot Type		
27	Α	17,755	0.408	Δ		
28	Α	19,692	0.452	Δ		
29	Α	18,518	0.425	Δ		
30	Α	15,203	0.349	Δ		
31	Α	15,688	0.360	Δ		
32	Α	16,278	0.374	Δ		
33	Α	15,244	0.350	Δ		
36	Α	15,682	0.360	Δ		
37	Α	16,109	0.370	Δ		
38	Α	17,567	0.403	Δ		
39	Α	17,958	0.412	Δ		
40	Α	15,581	0.358	Δ		
41	Α	15,550	0.357	Δ		
42	Α	15,440	0.354	Δ		
43	Α	15,053	0.346	Δ		
44	Α	15,603	0.358	Δ		
45	Α	17,147	0.394	Δ		
46	Α	16,869	0.387	Δ		
47	Α	27,890	0.640	Δ		
48	Α	19,520	0.448	Δ		
40		17.048	0.412	^		

40	A	19,320	0.440	
49	Α	17,948	0.412	Δ
	Lo	t Area T	able	
Lot #	Block #	Square Feet	Acreage	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	0
12	F	7,800	0.179	0
13	F	7,800	0.179	0
14	F	7,800	0.179	0
15	F	7,803	0.179	0
16	F	7,983	0.183	0
17	F	9,013	0.207	0
18	F	11,013	0.253	0
19	F	10,211	0.234	0
20	F	9,876	0.227	0
21	F	9,449	0.217	0
22	F	9,883	0.227	0
23	F	13,006	0.299	0

Open Space Area Table					
Lot #	Block #	Acres			
1	Х	5.494			
3	X	0.101			
4	X	0.145			
6	X	0.148			
7	Х	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	Х	0.077			

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

Lot #	Block #	t Area T	Acreage	Lot Type
1	G	10,504	0.241	0
2	G	10,805	0.248	0
3	G	11,136	0.256	O
4	G	10,526	0.242	0
5	G	10,168	0.233	
6	G	9,639	0.221	0
7	G	9,093	0.209	0
8	G	8,320	0.191	0
9	G	8,320	0.191	0
10	G	8,320	0.191	0
11	G	8,320	0.191	0 0 0 0
12	G	8,320	0.191	0
13	G	9,654	0.222	0
14	G	9,289	0.213	0
15	G	8,039	0.185	0 0 0
16	G	8,039	0.185	0
17	G	8,039	0.185	0
18	G	8,039	0.185	0
19	G	8,039	0.185	
20	G	8,039	0.185	0 0 0
21	G	8,039	0.185	0
22	G	8,024	0.184	0
23	G	9,522	0.219	0
24	G	11,856	0.272	0
25	G	12,339	0.283	0
26	G	11,117	0.255	0
27	G	9,824	0.226	0
28	G	9,111	0.209	0

Open Space Area Table

23

Acres

0.114

0.939

0.084

0.063

0.091

0.135

0.096

0.102

0.036

0.653

0.173

58.256

\circ				
0		20	Н	
0		21	Н	
0		22	Н	
0		23	Н	
0		24	Н	
0		25	Н	
0		26	Н	
0		27	Н	
		28	Н	
0		29	Н	
	ı	30	Н	
		31	Н	
		32	Н	
		33	Н	
		34	Н	
1				

4 | H | 7,806 | 0.179 | O

5 H 7,800 0.179

6 | H | 7,800 | 0.179 | \bigcirc

7 | H | 7,800 | 0.179 | \bigcirc

8 | H | 7,800 | 0.179 | \bigcirc

9 | H | 7,800 | 0.179 | \bigcirc

11 H 7,800 0.179

12 | H | 7,800 | 0.179 | \bigcirc

13 | H | 7,800 | 0.179 | \bigcirc

14 | H | 7,800 | 0.179 |

15 | H | 7,800 | 0.179 | 🔾

16 H 7,800 0.179

17 | H | 9,055 | 0.208 | \bigcirc

18 H 9,055 0.208 O

19 H 7,800 0.179

7,800 0.179

7,800 | 0.179 |

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7,800 0.179

10,004 0.230

7,800 0.179

7,800 0.179

7,800 | 0.179 |

	Lo	t Area T	able	
Lot #	Block #	Square Feet	Acreage	Lot Type
1	В	20,904	0.480	Δ
2	В	16,829	0.386	Δ
3	В	15,000	0.344	Δ
4	В	15,000	0.344	Δ
5	В	15,000	0.344	Δ
6	В	18,776	0.431	Δ
7	В	19,689	0.452	Δ
8	В	16,002	0.367	Δ
9	В	17,860	0.410	Δ
10	В	15,063	0.346	Δ
11	В	17,761	0.408	Δ
12	В	24,500	0.562	Δ
	Lo	t Area T	able	
Lot #	Block #	Square Feet	Acreage	Lot Type
1	H	12,233	0.281	0
2	Н	9,050	0.208	0
3	Н	8,090	0.186	0

21 C 13,468 0.309

Lot #	Block #	Square Feet	Acreage	Lot Type
22	С	9,862	0.226	
23	С	9,704	0.223	
24	С	9,620	0.221	
25	С	9,620	0.221	
26	С	9,620	0.221	
27	С	9,620	0.221	0
28	С	9,223	0.212	0
29	С	7,973	0.183	0 0
30	С	7,973	0.183	0
31	С	7,973	0.183	0
32	С	7,973	0.183	0
33	С	7,973	0.183	0
34	С	7,973	0.183	0
35	С	7,973	0.183	0
36	С	9,223	0.212	
37	С	7,760	0.178	0
38	С	7,800	0.179	0
39	С	7,800	0.179	0
40	С	7,800	0.179	0
41	С	7,800	0.179	0

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'

Lot #	Block #	Square Feet	Acreage	Lot Type	Lot ;
42	С	7,800	0.179	0	62
43	С	7,800	0.179	0	63
44	С	7,800	0.179	0	64
45	С	7,800	0.179	0	65
46	С	7,800	0.179	0	66
47	С	7,800	0.179	0	67
48	С	7,800	0.179	0	68
49	С	7,800	0.179	0	69
50	С	7,800	0.179	0	70
51	С	7,800	0.179	0	71
52	С	7,800	0.179	0	72
53	С	7,800	0.179	0	73
54	С	7,800	0.179	0	74
55	С	7,800	0.179	0	75
56	С	7,800	0.179	0	76
57	С	7,800	0.179	0	77
58	С	7,831	0.180	0	78
59	С	8,273	0.190	0	80
60	С	10,449	0.240	0	81
61	С	10,919	0.251	0	82

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Lot #	Block #	Square Feet	Acreage	Lot Type		
62	С	8,586	0.197			
63	С	11,806	0.271			
64	С	11,253	0.258			
65	С	11,130	0.256			
66	С	10,792	0.248			
67	С	10,455	0.240			
68	С	11,033	0.253			
69	С	11,656	0.268			
70	С	11,762	0.270			
71	С	13,106	0.301			
72	С	11,051	0.254			
73	С	13,413	0.308			
74	С	10,899	0.250			
75	С	9,886	0.227			
76	С	11,060	0.254			
77	С	11,060	0.254			
78	С	10,088	0.232			
80	С	10,555	0.242			
81	С	11,240	0.258			
82	С	12,762	0.293			
				l ot l		

Lot Area Table

Lot Area Table										
Lot #	Block #	Square Feet	Acreage	Lot Type						
83	С	11,433	0.262							
84	С	13,668	0.314							
85	С	14,572	0.335							
86	С	10,712	0.246							
87	С	13,326	0.306							
88	С	11,899	0.273							
89	С	10,798	0.248							
90	С	10,918	0.251							
91	С	11,647	0.267							
92	С	9,990	0.229							
93	С	10,424	0.239							
94	С	10,991	0.252							
95	С	11,007	0.253							
96	С	13,405	0.308							
97	С	11,175	0.257							
98	С	11,272	0.259							
99	С	12,071	0.277							
100	С	10,296	0.236							

				C4	134.45	,
				C5	234.12'	
				C6	163.65	
				C7	78.43'	,
				C8	133.50'	
				C9	72.51'	
				C10	164.80'	
				C11	261.92'	
				C12	56.39'	
				C13	40.21	
			1	C14	177.58'	
	nterline Line	Table 		C15	122.48'	
Line #	Bearing	Distance		C16	128.65	
L1	S75°20'48"W	72.98'		C17	31.01	
L2	S71°25'02"E	19.97'		C18	100.62	
L3	S00°33'23"E	28.43'		C19	256.41'	
L4	S00°40'18"E	23.13'		C20	56.89'	
L5	S01°33'15"E	53.23'		C21	219.03'	
L6	S8917'35"E	50.26'		C22	53.70'	
L7	S48*35'10"E	23.82'		C23	288.80'	
L8	N86°28'16"W	33.96'		C24	232.55	
L9	N50°07'50"W	36.87		C25	63.09'	
L10	N00°01'11"E	35.00'		C26	85.72'	
L11	N81"16'15"E	15.00'		C27	47.61	
L12	N00°24'10"E	10.03'		C28	159.51	
L13	N73¶2'36"E	11.95'		C29	274.04	
L14	N31°05'24"W	32.99'		C30	242.83'	
L15	N81°24'12"W	5.00'		C31	85.19	
L16	S89°21'58"E	35.00'		C32	196.60'	1
L17	N17°33'01"E	100.41		C33	175.05	

01	00.10	+50.00	10 30 31	307 37 73 11	05.02
C2	171.54'	450.00'	21°50'29"	S68¶4'15"W	170.50'
С3	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'	3819'35"	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¶4'07"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¶3'16"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"	N2017'43"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'	919'28"	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"	S2610'56"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"	N46°41'05"E	236.26'
C31	85.19'	300.00'	16"16'15"	N49°54'18"W	84.91'
C32	196.60'	1355.00'	818'48"	N74°01'50"E	196.43'
C33	175.05	300.00'	33*25'57"	S34°16'00"W	172.58'

C	10,919	0.251	\circ	82	C 12,7	62 0.293	<u> </u>		
						Γ	L	ot Line Tal	ble
	(Center	line Curv	re Table			ine #	Bearing	Distance
Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance		L1	N44°43'05"E	34.59
C34	107.75	300.00'	20°34'44"	S48°37'13"W	107.17		L2	N20°52'15"W	51.24
C35	291.00'	300.00'	55°34'34"	N37°25'44"E	279.72'		L3	N00°08'08"E	2.14'
C36	174.50'	300.00'	33"19'36"	N34°12'49"E	172.05		L4	N67°22'51"E	10.70
C37	81.12'	300.00'	15*29'32"	S57°28'15"W	80.87		L5	N25°03'36"W	25.06
C38	280.62	300.00'	53°35'40"	S63*52'28"E	270.50'		L6	N84°59'26"W	48.69
C39	64.38'	300.00'	12"17'47"	N06°49'11"W	64.26'		L7	N49°56'35"E	30.68
C40	86.21	500.00'	9*52'43"	S85°43'56"E	86.10'		L8	N28°05'15"W	9.86'
C41	124.93'	300.00'	23°51'38"	S87°16'37"W	124.03		L9	N43°41'08"E	13.95
C42	100.21	300.00'	19*08'21"	N80°59'13"W	99.75'		L10	S46°13'53"E	14.31
C43	225.07'	300.00'	42*59'09"	S69°10'43"E	219.83'		L11	N43°56'41"E	14.02'
C44	90.16'	300.00'	17"13'10"	N0916'52"W	89.82'		L12	S01°33'15"E	15.00'
C45	88.75	300.00'	16°56'58"	N07°48'12"E	88.42'		L13	N88°00'19"E	14.74
C46	204.81	325.00'	36°06'27"	S72°37'04"E	201.44'		L14	S06°08'20"E	14.51
C47	136.97	300.00'	26°09'33"	S41°29'04"E	135.78		L15	S66°12'01"W	12.98'
C48	213.14	300.00'	40°42'25"	N68*56'22"W	208.69'		L16	S18*55'53"E	25.00'
C49	459.40'	300.00'	87 ° 44'20"	S45°25'25"E	415.81		L17	S73°08'57"E	37.53
C50	167.24	300.00'	31°56'25"	N74°00'37"W	165.08'		L18	N17°16'20"W	13.77'
C51	88.55'	300.00'	16 ° 54'42"	N3318'49"W	88.23'		L19	S55°56'50"E	13.58'
C52	205.00'	300.00'	39 ° 09'05"	S71°05'45"E	201.03'		L20	N04°50'17"W	31.89
C53	187.32'	300.00'	35°46'33"	S17°04'34"W	184.29'		L21	N35°20'48"E	14.37'
C54	94.20'	350.00'	15 ° 25'16"	S16°26'23"E	93.92'		L22	N53°43'37"W	14.14
C55	128.56	300.00'	24*33'11"	N11°52'25"W	127.58'		L23	N42°51'20"W	53.49'
C56	38.66	500.00'	4*25'47"	S10°56'38"E	38.65'		L24	N81°55'00"W	25.03
C57	71.01	300.00'	13°33'42"	N06°22'41"W	70.84		L25	S36°16'23"W	14.14'
C58	92.98'	300.00'	17°45'31"	S00°09'01"W	92.61'		L26	N81°22'14"W	14.78'
C59	135.19'	300.00'	25*49'11"	N03*52'49"W	134.05		L27	N39°01'02"W	5.04'
C60	125.37	300.00'	23°56'36"	N19°07'07"W	124.46'		L28	S03°20'10"W	14.78'
C61	261.04	950.00'	15°44'37"	N00°43'30"E	260.22'	!	L30	N05°01'51"E	12.58'
C62	207.02'	300.00	39°32'15"	S19"14'55"E	202.94'		L31	S78°42'58"E	16.05
C63	190.28	300.00	36°20'26"	N6818'03"W	187.11'		L32	S51°49'11"E	15.58
C64	212.27'	300.00	40°32'28"	S70°24'04"E	207.87		L33	N24°22'05"W	26.51
C65	80.64	450.00'	10"16'01"	S45*44'37"W	80.53'	-	L34	N44°19'42"E	14.14'
					1	J	L35	S75°20'48"W	5.01'
							L36	S58"10'41"E	13.77
	5-0039	N CET					L37	N75°20'48"E	5.00'
JAR	\mathbf{Y} PL.	7 .1.							

Lo	ot Line Ta	ble		Lot Curve Table						
ne #	Bearing	Distance	Cur	ve #	Length	Radius	Delta	Chord Bearing	Chord Distanc	
42	N87°12'39"E	15.33'		21	25.29'	340.00'	415'45"	S47°42'04"W	25.29'	
4 3	N20°01'38"W	6.46'	С	2	22.38'	275.00'	4°39'49"	N13°16'55"E	22.38'	
.4	S51°51'33"E	15.58'	С	3	28.62'	260.00'	618'22"	N14°06'12"E	28.60'	
5	N50°22'17"E	15.55'	С	;4	5.14'	325.00'	0°54'23"	N65°35'23"W	5.14'	
ŀ6	N4419'42"E	14.14'	С	:5	23.73'	20.00'	67°58'32"	N42°43'01"W	22.36'	
7	N45°40'18"W	14.14'	С	6	28.91'	20.00'	82*49'09"	S41°55'48"W	26.46	
8	N13°32'23"E	13.33'	С	8	112.13	466.50'	13°46'18"	S49°35'48"W	111.86	
19	S75*57'52"E	14.80'	С	9	146.91	275.00'	30 ° 36'34"	S71°09'22"E	145.17	
0	S43¶2'22"E	14.56'	C	10	5.21'	325.00'	0°55'07"	S54°09'30"E	5.21'	
51	N51°10'32"E	14.78'	С	11	5.11'	275.00'	1°03'55"	S36 1 5'09"E	5.11'	
52	S4419'42"W	14.14'	C.	12	5.08'	325.00'	0°53'44"	S35°00'56"E	5.08'	
3	S45°40'18"E	14.14'	C.	13	5.13'	325.00'	0°54'15"	N86°01'08"W	5.13'	
4	N07°02'55"E	14.60'	C.	14	5.04'	275.00'	1°03'00"	N85°55'46"W	5.04'	
5	S77°47'39"E	14.99'	C.	15	5.02'	325.00'	0°53'09"	N34°45'04"W	5.02'	
6	S08"16'41"E	3.51'	C	16	5.07'	275.00'	1°03'25"	N34°47'12"W	5.07'	
7	S0816'41"E	12.17'	C.	17	10.78	20.00'	30°52'42"	S24°56'21"E	10.65	
3	N75°39'32"E	13.63'	C.	18	21.91'	20.00'	62°45'32"	N19*59'25"E	20.83	
9	N4419'42"E	14.14'	C	19	17.48'	20.00'	50°04'37"	S36°26'11"E	16.93'	
0	N45°40'18"W	14.14'	C	20	21.90'	20.00'	62*44'44"	N18¶2'50"E	20.82	
i1	S45°40'18"E	14.14'	С	21	5.06'	325.00'	0°53'29"	N30°05'22"W	5.06'	
2	S4419'42"W	14.14'	C	22	17.28'	20.00'	49*29'47"	S19°50'32"E	16.75	
3	S45°44'28"E	14.16'	C	23	21.70'	20.00'	6210'12"	N35°23'18"E	20.65	
1	N45°40'18"W	12.68'	C	24	13.21'	20.00'	37°49'47"	S08°54'14"W	12.97	
5	N34°07'59"E	14.66'	C	25	22.90'	20.00'	65°36'05"	N49°35'27"W	21.67'	
6	N08°43'45"W	5.83'	C	26	32.00'	20.00'	91°41'07"	S61°44'24"W	28.70'	
7	S01°26'13"W	20.54	C	27	14.45'	20.00'	41°24'35"	S11*58'33"W	14.14'	
3	S08°43'45"E	5.83'	C	28	25.88'	20.00'	74°08'04"	N52°15'40"E	24.11	
)	S54*37'11"E	13.92'	C	29	11.03'	20.00'	31°36'42"	N74°51'56"W	10.90'	
)	N36"16'23"E	14.14'	C	30	27.24	20.00'	78°02'36"	S51°32'05"E	25.18	
1	N08°43'45"W	5.02'	С	31	6.43'	20.00'	18 ° 25'26"	S75¶5'58"W	6.40'	
2	S00°24'10"W	29.98'	C	32	7.61'	20.00'	21°47'12"	N79°46'41"W	7.56'	
3	S08°43'45"E	5.00'	C	33	50.03	50.00'	5719'59"	N61°48'01"E	47.97	
}	S53°43'37"E	14.14'	C	34	7.61'	20.00'	21°47'12"	S11°33'54"E	7.56'	
	N17°04'57"E	13.36'								

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

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

Plano TX, 75024

L38 N30°55'02"E 14.28'

L39 N48°41'49"W 14.87'

L40 N46°08'57"E 14.58'

L41 N08°07'17"W 13.98' TG Project Management 1 LLC 5301 Headquarters Dr. Suite 120 Telephone: (469) 532-0689

Spiars Engineering, Inc. 765 Custer Road, Suite 100 Plano, TX 75075 Telephone: (972) 422-0077 Contact: Andre Ferrari TBPELS No. F-2121 And No. F-10043100

Contact: Colton Smith, P.E.

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

Sheet 6 of 6

L77 S79°10'02"E 13.34'

L78 N80°40'11"W 32.65'