

**AGENDA**  
**Regular Meeting of the**  
**Prosper Planning & Zoning Commission**  
108 W. Broadway St., Prosper, Texas  
Town of Prosper Municipal Chambers  
Tuesday, January 5, 2016, 6:00 p.m.

1. Call to Order / Roll Call.
2. Pledge of Allegiance.

**CONSENT AGENDA**

(Items placed on the Consent Agenda are considered routine in nature and are considered non-controversial. The Consent Agenda can be acted upon in one motion. A Planning & Zoning Commissioner may remove any item for discussion and separate action. Planning & Zoning Commissioners may vote nay on any single item without comment and may submit written comments as part of the official record.)

- 3a. Consider and act upon minutes from the December 15, 2015, Regular Planning & Zoning Commission meeting.
- 3b. Consider and act upon a Site Plan for a child day care center (Prosper Montessori Academy), on 2.0± acres, located on the southeast corner of Coleman Street and Gorgeous Road. This property is zoned Planned Development-72 (PD-72). (D15-0085).
- 3c. Consider and act upon a Final Plat for Prosper Montessori Academy Addition, Block A, Lot 1, on 2.0± acres, located on the southeast corner of Coleman Street and Gorgeous Road. This property is zoned Planned Development-72 (PD-72). (D15-0086).
- 3d. Consider and act upon a Final Plat for Star Trail, Phase 1, for 394 single family residential lots and 30 HOA/Open Space lots, on 175.8± acres, located on the south side of Prosper Trail, 2,000± feet west of Dallas Parkway. This property is zoned Planned Development-66 (PD-66). (D15-0095).
- 3e. Consider and act upon a Preliminary Site Plan for a commercial development (Saddle Creek Commercial), on 15.0± acres, located on the northwest corner of Preston Road and Prosper Trail. This property is zoned Planned Development-31 (PD-31). (D15-0098).
- 3f. Consider and act upon a Site Plan for a big box retail building (Lowe's), on 11.0± acres, located on the west side of Custer Road, 200± feet north of US 380. This property is zoned Planned Development-73 (PD-73). (D15-0099).
- 3g. Consider and act upon a Final Plat for Windsong Ranch, Phase 1D, for 54 single family residential lots and 1 HOA/Open Space lot, on 18.9± acres, located on the southeast corner of Fishtrap Road and Gee Road. This property is zoned Planned Development-40 (PD-40). (D15-0100).

- 3h. Consider and act upon a Site Plan for seven office/warehouse buildings (Prosper Business Park), on 15.9± acres, located on the east side of future Cook Lane, 1,500± feet south of Prosper Trail. This property is zoned Planned Development-26 (PD-26). (D15-0101).
- 3i. Consider and act upon a Final Plat for Prosper Business Park, Block A, Lots 1-7, and consider and act upon a Conveyance Plat for Prosper Business Park, Block A, Lot 8, on 50.9± acres, located on the east side of future Cook Lane, 1,500± feet south of Prosper Trail. This property is zoned Planned Development-26 (PD-26). (D15-0102).

**REGULAR AGENDA**

(If you wish to address the Planning & Zoning Commission during the regular agenda, please fill out a "Speaker Request Form" and present it to the Chair prior to the meeting. Citizens wishing to address the Planning & Zoning Commission for items listed as public hearings will be recognized by the Chair. Those wishing to speak on a non-public hearing related item will be recognized on a case-by-case basis, at the discretion of the Planning & Zoning Commission.)

- 4. Review actions taken by the Town Council and possibly direct Town Staff to schedule topic(s) for discussion at a future meeting.
- 5. Adjourn.

Note: The order in which items are heard on the agenda is subject to change.

**CERTIFICATION**

I, the undersigned authority, do hereby certify that this Notice of Meeting was posted on the inside window at the Town Hall of the Town of Prosper, Texas, a place convenient and readily accessible to the general public at all times, and said Notice was posted on December 31, 2015, at 5:00 p.m. and remained so posted at least 72 hours before said meeting was convened.

\_\_\_\_\_  
Carol Myers, Deputy Town Secretary

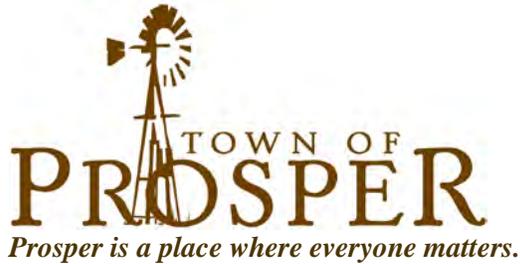
\_\_\_\_\_  
Date Notice Removed

Pursuant to Section 551.071 of the Texas Government Code, the Town Council reserves the right to consult in closed session with its attorney and to receive legal advice regarding any item listed on this agenda.

**NOTICE**

Pursuant to Town of Prosper Ordinance No. 13-63, all speakers other than Town of Prosper staff are limited to three (3) minutes per person, per item, which may be extended for an additional two (2) minutes with approval of a majority vote of the Planning & Zoning Commission.

**NOTICE OF ASSISTANCE AT PUBLIC MEETINGS:** The Prosper Planning & Zoning Commission meetings are wheelchair accessible. For special services or assistance, please contact the Town Secretary's Office at (972) 569-1011 at least 48 hours prior to the meeting time.



## MINUTES

Regular Meeting of the  
Prosper Planning & Zoning Commission  
108 W. Broadway St., Prosper, Texas  
Town of Prosper Municipal Chambers  
Tuesday, December 15, 2015, 6:00 p.m.

### 1. Call to Order / Roll Call.

The meeting was called to order at 6:00 p.m.

Commissioners present: Chair John Alzner, Vice Chair John Hema, Secretary David Snyder, Brandon Daniel, Tripp Davenport, Craig Andres, and Chad Robertson

Staff present: Alex Glushko, Senior Planner; Jonathan Hubbard, Planner; and Pamela Clark, Planning Technician

### 2. Recitation of the Pledge of Allegiance.

#### CONSENT AGENDA

- 3a. Consider and act upon minutes from the December 1, 2015, Regular Planning & Zoning Commission meeting.
- 3b. Consider and act upon a Preliminary Site Plan for a retail, commercial, and a memory care development (Prosper Town Center), on 44.6± acres, located on the northeast corner of Preston Road and First Street. The property is zoned Planned Development-7 (PD-7). (D15-0087).
- 3c. Consider and act upon a Conveyance Plat for Prosper Town Center, Phase 4, Block A, Lot 1, on 4.3± acres, located on the east side of Hays Road, 900± feet north of First Street. The property is zoned Planned Development-7 (PD-7). (D15-0092).
- 3d. Consider and act upon a Site Plan for a new automobile sales/leasing facility (GST Prosper - Toyota), on 15.1± acres, located on the northwest corner of US 380 and future Mahard Parkway. The property is zoned Planned Development-43 (PD-43) and Specific Use Permit-9 (SUP-9). (D15-0090).
- 3e. Consider and act upon a Final Plat for GST Prosper, Block A, Lot 1, on 15.1± acres, located on the northwest corner of US 380 and future Mahard Parkway. The property is zoned Planned Development-43 (PD-43) and Specific Use Permit-9 (SUP-9). (D15-0091).
- 3f. Consider and act upon a Preliminary Site Plan for a retail, commercial, and office development (Gates of Prosper, Block B, Lots 1-5), on 36.0± acres, located on the northeast corner of Preston Road and future Richland Boulevard. The property is zoned Planned Development-67 (PD-67). (D15-0094).

- 3g. Consider and act upon a Conveyance Plat for Gates of Prosper, Phase 1, Block B, Lots 1-5, on 32.9± acres, located on the northeast corner of Preston Road and future Richland Boulevard. The property is zoned Planned Development-67 (PD-67). (D15-0093).
- 3h. Consider and act upon a Preliminary Plat for Windsong Ranch, Phases 3C and 3D, for 175 single family residential lots and six (6) HOA/Open Space lots, on 125.6± acres, located on the west side of Windsong Parkway, 2,100± feet north of Fishtrap Road. The property is zoned Planned Development-40 (PD-40). (D15-0096).
- 3i. Consider and act upon a Revised Preliminary Plat for Windsong Ranch, Phases 4B, 4C and 4D, for 242 single family residential lots and eight (8) HOA/Open Space lots, on 114.5± acres, located on the northwest corner of Fishtrap Road and Teel Parkway. The property is zoned Planned Development-40 (PD-40). (D15-0097).
- 3j. Consider and act upon a Site Plan for one temporary building for Town of Prosper Development Services, on 0.8± acres, located on the northwest corner of First Street and Parvin Street. The property is zoned Downtown Office (DTO). (D15-0103).

Motioned by Snyder, seconded by Daniel, to approve the Consent Agenda, subject to staff recommendations. Motion approved 7-0.

#### **REGULAR AGENDA**

- 4. Conduct a Public Hearing, and consider and act upon a request to rezone 1.1± acres, located on the west side of Coleman Street, 1,100± feet north of Prosper Trail, from Agricultural (A) to Retail (R). (Z15-0013).

*Hubbard:* Summarized the request and provided information on surrounding zoning. Stated that the request is in conformance with the Future Land Use Plan. Informed Commissioners that no Public Hearing Reply Notice Forms had been received and recommended approval of the request.

Public Hearing was opened by Chair Alzner.

*Snyder:* Inquired about waste disposal, noise, security, and peak usage.

*Phillip Klein (Applicant):* Provided an overview of the project, including information regarding waste disposal, protective sound barrier installation, gates and security, and peak usage.

There being no other speakers, the Public Hearing was closed.

Motioned by Snyder, seconded by Robertson, to approve Item 4, subject to staff recommendations. Motion approved 7-0.

- 5. Receive development update regarding Windsong Ranch.

*David Blom (Developer):* Provided presentation including the history, present state, and future growth of the Windsong Ranch development.

6. **Review actions taken by the Town Council and possibly direct Town Staff to schedule topic(s) for discussion at a future meeting.**

*Glushko:* Informed Commissioners that Town Council had cancelled the second meeting in December.

7. **Adjourn.**

Motioned by Davenport, seconded by Snyder, to adjourn at 6:47 p.m. Motion approved 7-0.

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**Pamela Clark, Planning Technician**

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**David Snyder, Secretary**



## PLANNING

**To:** Planning & Zoning Commission  
**From:** Jonathan Hubbard, Planner  
**Through:** Alex Glushko, AICP, Senior Planner  
**Re:** Planning & Zoning Commission Meeting – January 5, 2016

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**Agenda Item:**

Consider and act upon a Site Plan for a child day care center (Prosper Montessori Academy), on 2.0± acres, located on the southeast corner of Coleman Street and Gorgeous Road. This property is zoned Planned Development-72 (PD-72). (D15-0085).

**Description of Agenda Item:**

The Site Plan shows a 12,500 square foot child, day care center. Access is provided from Coleman Street and Gorgeous Road. Adequate parking has been provided. The Site Plan conforms to the PD-72 development standards.

As a companion item, the Final Plat for Prosper Montessori Academy Addition (D15-0086) is on the January 5, 2016, agenda.

**Budget Impact:**

There are no significant budget implications associated with the approval of this Site Plan.

**Legal Obligations and Review:**

The Site Plan meets minimum development requirements.

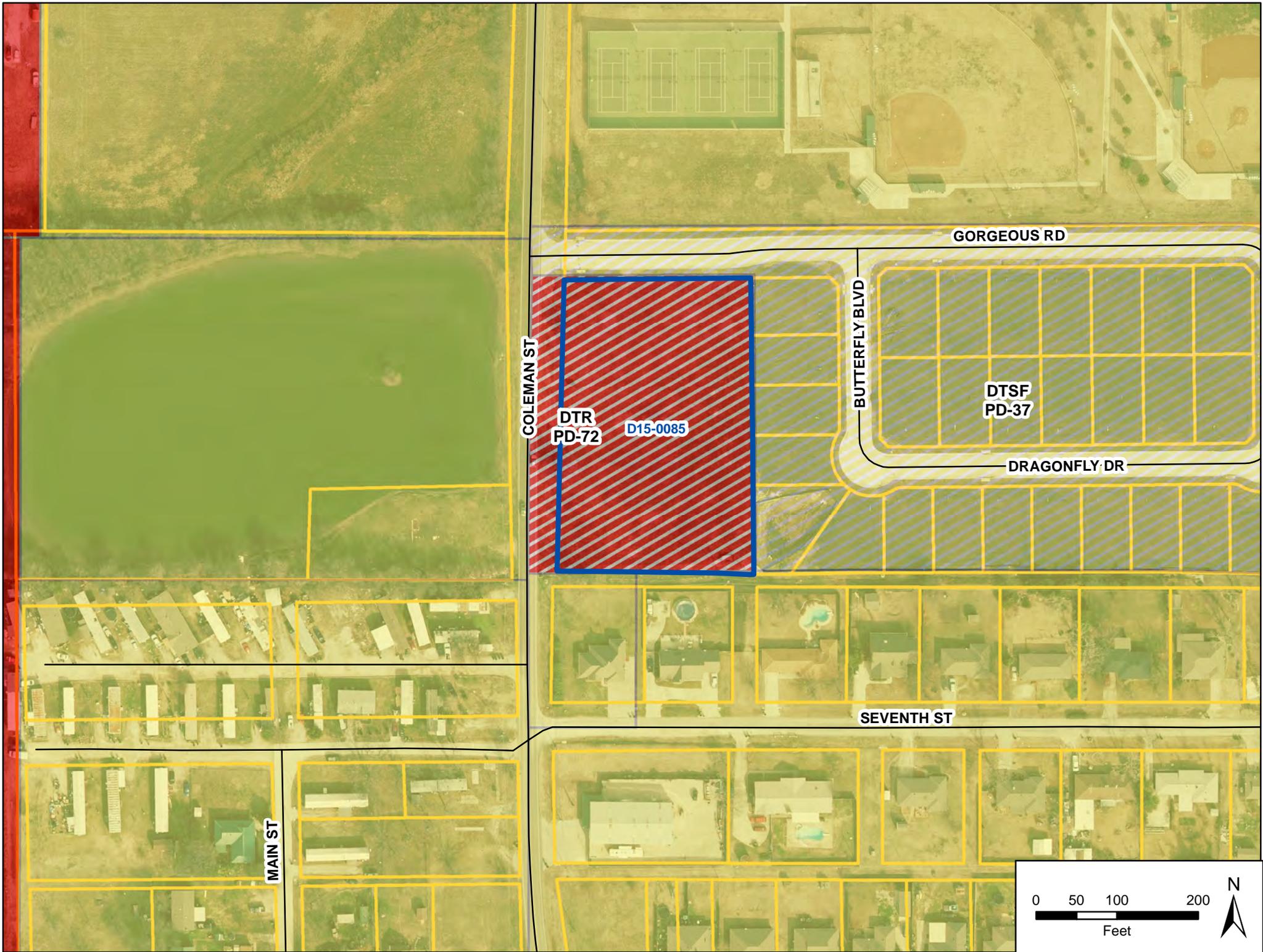
**Attached Documents:**

1. Surrounding zoning map
2. Site Plan

**Town Staff Recommendation:**

Town staff recommends approval of the Site Plan subject to:

1. Town staff approval of civil engineering, landscape, irrigation, and façade plans.
2. Town staff approval of all fire hydrants, fire department connections (FDC) and fire lanes, including widths, radii, and location.
3. Revising the "Provided Play Area" on the Site Data Summary Table to be 15,540 square feet.



COLEMAN ST

DTR  
PD-72

D15-0085

GORGEOUS RD

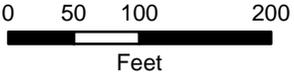
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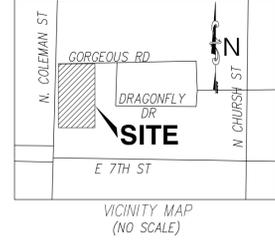
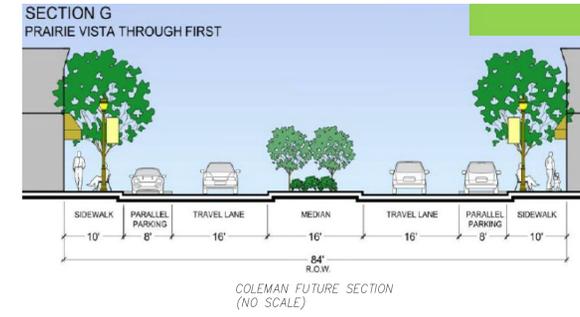
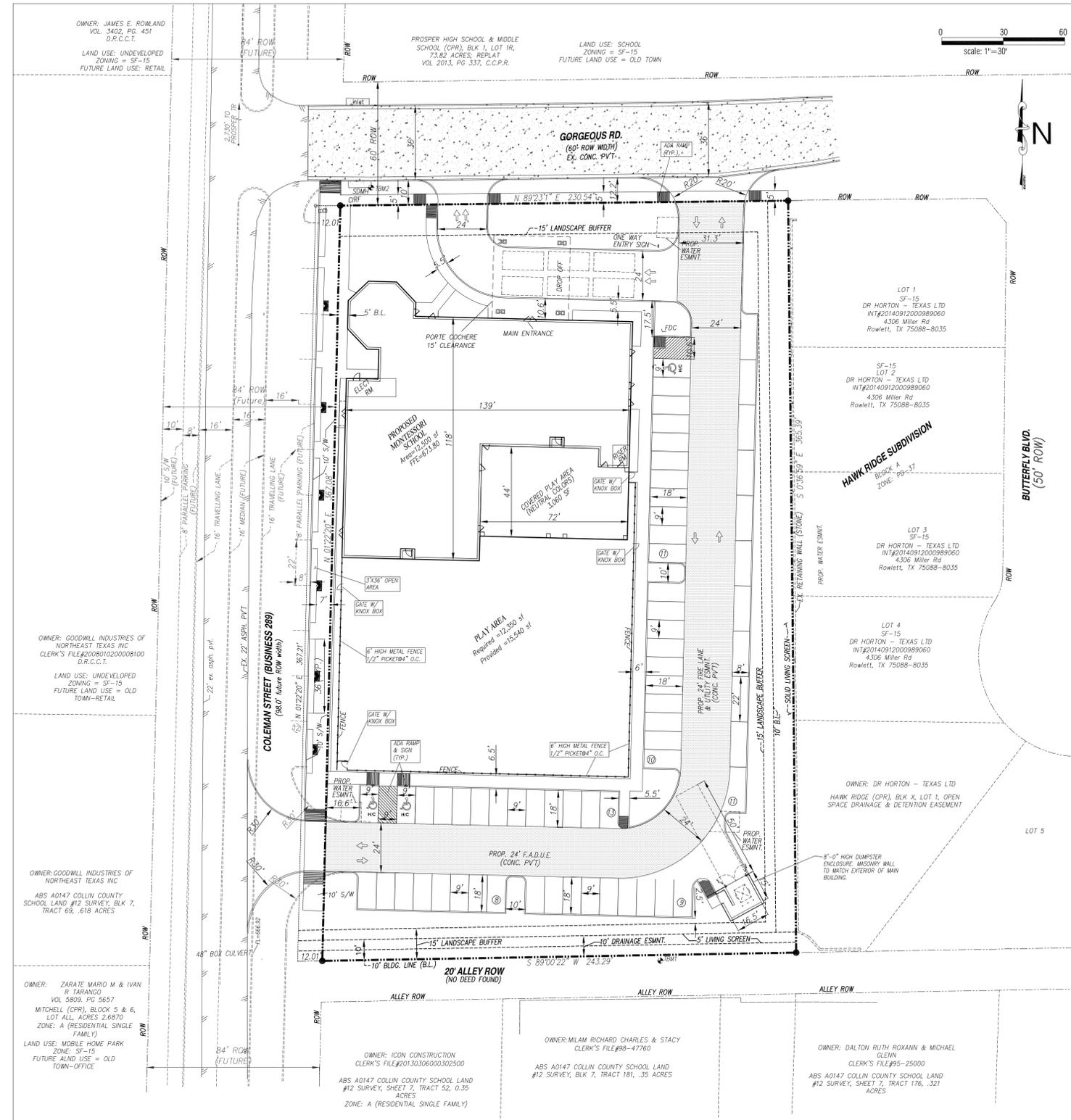
DTSF  
PD-37

DRAGONFLY DR

SEVENTH ST

MAIN ST





SITE DATA SUMMARY TABLE	
ITEM	BLOCK A, LOT 1
Proposed Use	Day Care Center
Gross Lot Area (square feet & acres)	86,704 sq. ft. (1.990 ac)
Zoning	PD-72, DTR
Net Lot area (exclude 12.01' strip of ROW dedication, 4,406 sq. ft.)	82,298 SF (1.889 ac)
Building Area (square feet)	12,500 SF
Impervious Surface	48,287 SF
Building Height (# stories)	1 Story
Building Height (feet - distance to tallest building element)	24'-0"
Lot Coverage	15.19%
Floor Area Ratio	1:1
Provided Interior Landscaping	570 SF
Provided Exterior Landscaping	1,600 SF
Required Open Space (7% of lot area)	5,761 SF
Provided Open Space (Does not include Play Area)	9,860 SF
Required Play Area (65 per kid x 190 kids)	12,350 SF
Provided Play Area	12,390 SF
<b>PARKING</b>	
Montessori Parking	
Parking Ratio	1SP / 10 STUDENTS
Student Parking (# spaces) 190 Students	19 Spaces
Staff and Teachers Parking (# spaces) 18 Teachers and 1 Staff	19 Spaces
Total Parking Required	38
Total Parking Provided	59 SP+3 Accessible Spaces

- SITE PLAN NOTES:**
- Dumpsters and trash compactors shall be screened in accordance with the Zoning Ordinance.
  - Open storage, where permitted, shall be screened in accordance with the Zoning Ordinance.
  - Outdoor lighting shall comply with the lighting and glare standards contained within the Zoning Ordinance and Subdivision Ordinance.
  - Landscaping shall conform to landscape plans approved by the Town.
  - All elevations shall comply with the standards contained within the Zoning Ordinance.
  - Buildings of 5,000 square feet or greater shall be 100% fire sprinkled. Alternative fire protection measures may be approved by the Fire Department.
  - Fire lanes shall be designed and constructed per town standards or as directed by the Fire Department.
  - Two points of access shall be maintained for the property at all times.
  - Speed bumps/humps are not permitted within a fire lane.
  - Handicapped parking areas and building accessibility shall conform to the Americans with Disabilities Act (ADA) and with the requirements of the current, adopted Building Code.
  - All signage is subject to Building Official approval.
  - All fences and retaining walls shall be shown on the site plan and are subject to Building Official approval.
  - All exterior building materials are subject to Building Official approval and shall conform to the approved facade plan.
  - Sidewalks of not less than six (6) feet in width along thoroughfares and collectors and five (5) feet in width along residential streets, and barrier free ramps at all curb crossings shall be provided per Town standards.
  - Approval of the site plan is not final until all engineering plans are approved by the Engineering Department.
  - Site plan approval is required prior to grading release.
  - All new electrical lines shall be installed and/or relocated underground.
  - All mechanical equipment shall be screened from public view in accordance with the Zoning Ordinance.

**BENCHMARKS:**  
**TBM#1: BENCHMARK NO. 1**  
 NORTH RIM OF SANITARY SEWER MANHOLE  
 N: 7,138,146.317  
 E: 2,487,758.888  
 ELEV: 671.40  
**TBM#2: BENCHMARK NO. 2**  
 CORNER OF CONCRETE  
 N: 7,138,522.008  
 E: 2,487,617.734  
 ELEV: 671.70

**NOTES:**  
 1. No 100-year floodplain exists on the site.  
 2. 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.  
**Flood Note:**  
 Inherent inaccuracies of FEMA or Flood Insurance Rate Maps preclude a surveyor from certifying to the accuracy of locations based on such maps.  
 All floodplain information on this survey is for graphical depiction only, as scaled off of firm panel map #480085C0260 for Collin County, Texas.  
 Subject property appears to be situated within FEMA Zone (X) defined as areas determined to be outside of 500-year Floodplain.  
 Note: All dimensions are measured from face of curb.  
 Refer architectural plans for building dimensions.

**LEGENDS:**

- PROP. 24" FIRE LINE & UTILITY ESMNT.
- 6" HIGH METAL FENCE 1/2" PICKET@4" O.C.
- L.F.D.C. FIRE DEPARTMENT CONNECTION
- TELEPHONE RISER
- CABLE RISER
- BL= BUILDING LINE
- HC= HANDICAP
- HW=HEADWALL
- IL=INLET
- CONC.=CONCRETE
- MONU=MONUMENT
- ADA= AMERICANS WITH DISABILITIES ACT
- BFP= BACKFLOW PREVENTER
- WM=WATER METER
- IR OR IRR=IRRIGATION METER
- LP=LIGHT POLE
- FL=FLOW LINE
- DOM=DOMESTIC
- PVT= PAVEMENT
- ESMNT=EASEMENT
- SUP=SPECIFIC USE PERMIT
- F.A.D.U.E.=FIRE LANE, ACCESS, DRAINAGE, AND UTILITY EASEMENT.

ID	TYPE	SIZE	NO.	SAN. SEWER
1	DOMESTIC	2"	1	1-6"
2	IRRIGATION	1"	1	N/A

PROSPER MONTESSORI ACADEMY  
 BLOCK A, LOT 1  
 1.990 ACRE TRACT(GROSS)  
 1.889 ACRE TRACT (NET)  
 COLLIN COUNTY SCHOOL LAND SURVEY, ABST#147  
 N. COLEMAN ST. & GORGEIOUS RD.  
 TOWN OF PROSPER, TX, 75078  
 SITE PLAN CASE# D15-0085  
 SUBMITTAL DATE: 12-28-15

**11 ARCHITECT + ASSOCIATES, INC.**  
 PLANNING-ARCHITECTURE-ENGINEERING  
 13801 Preston Rd., Ste 200W, Dallas, TX 75240  
 Cell: (214) 738-3619 Bus: (214) 730-0666  
 E-mail: mhdean@gmail.com  
 Web Site: d1architect.com

**CONSULTANT:**  
**Civil Urban Associates, Inc.**  
 Civil Engineering  
 Structural Engineering  
 Planning  
 Construction Management  
 Land Development & Surveying  
 Firm Reg. No. 13795  
 9401 LBJ Fwy #305, Dallas, TX 75243  
 Phone: 469-226-5985  
 E-mail: mmjengineers@cuainc.com

**DEVELOPER:**  
**PROSPER MONTESSORI ACADEMY**  
 SOUTH EAST CORNER OF  
 N. COLEMAN ST. & GORGEIOUS RD.  
 TOWN OF PROSPER, TX, 75078

**REVISIONS:** \_\_\_\_\_ **DATE:** \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
**SEAL:**

**OWNER:** LRS Ventures, LLC.  
 311 Hawkswood Dr  
 Fairview, TX 75069-6847  
 Contact: (manager)  
 Kitty Randolph  
 Tel: 214-641-9141  
 kittyrandolph@lrsvo.com

**SITE PLAN**  
**DATE:** 10/17/15 **SCALE:** \_\_\_\_\_  
**DRAWN:** \_\_\_\_\_ **CHECKED:** \_\_\_\_\_  
**PROJECT #**  
**C2015-12**  
**SHEET NO:**  
**C5**



## PLANNING

**To:** Planning & Zoning Commission  
**From:** Jonathan Hubbard, Planner  
**Through:** Alex Glushko, AICP, Senior Planner  
**Re:** Planning & Zoning Commission Meeting – January 5, 2016

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**Agenda Item:**

Consider and act upon a Final Plat for Prosper Montessori Academy Addition, Block A, Lot 1, on 2.0± acres, located on the southeast corner of Coleman Street and Gorgeous Road. This property is zoned Planned Development-72 (PD-72). (D15-0086).

**Description of Agenda Item:**

The Final Plat dedicates all easements necessary for development and conforms to the PD-72 development standards.

As a companion item, the Site Plan for Prosper Montessori Academy (D15-0085) is on the January 5, 2016, agenda.

**Budget Impact:**

There are no significant budget implications associated with the approval of this Final Plat.

**Legal Obligations and Review:**

The Final Plat meets minimum development requirements.

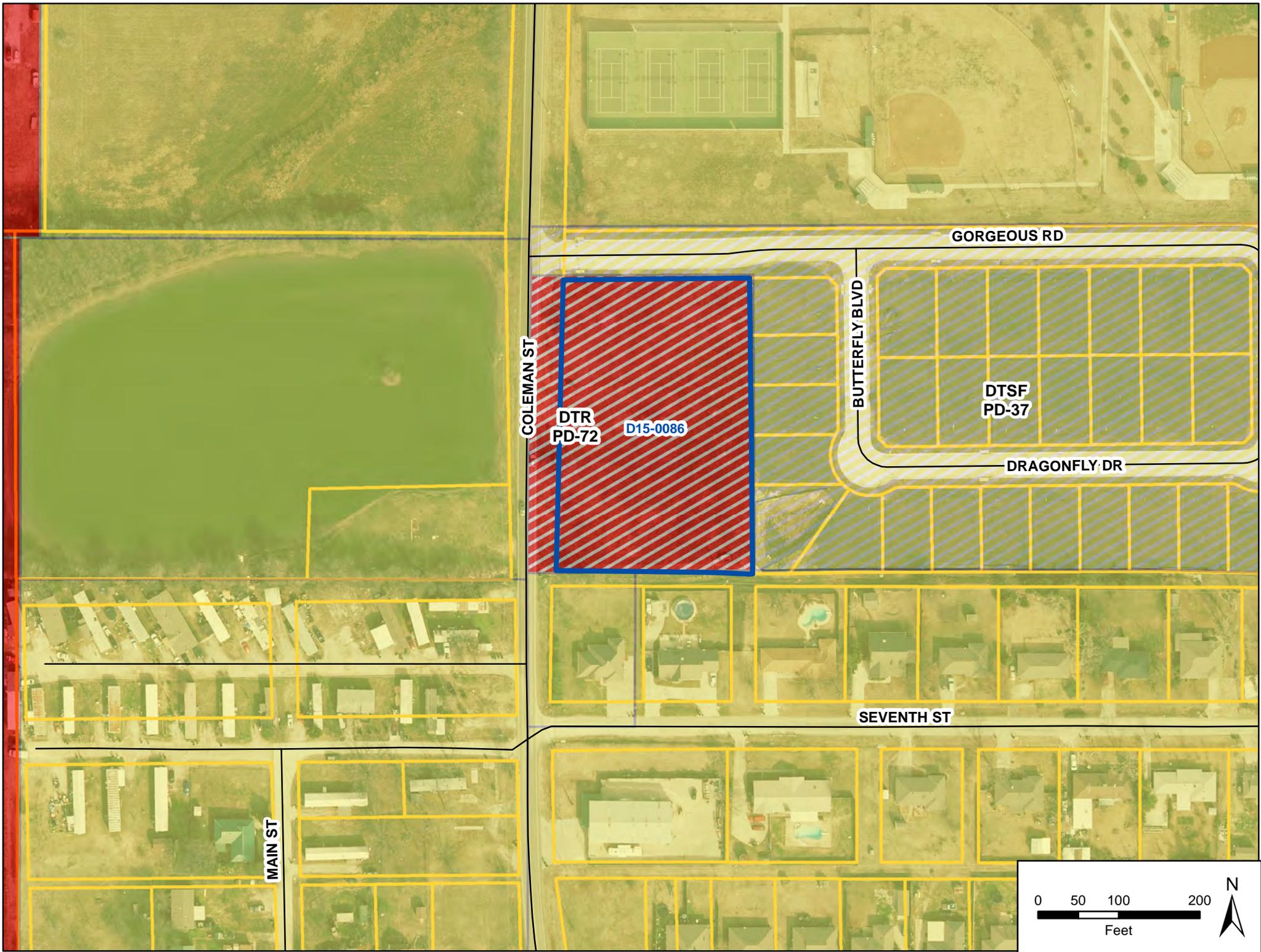
**Attached Documents:**

1. Surrounding zoning map
2. Final Plat

**Town Staff Recommendation:**

Town staff recommends approval of the Final Plat, subject to:

1. Town staff approval of all additions and/or alterations to the easements and dedications on the Final Plat.



COLEMAN ST

DTR  
PD-72

D15-0086

GORGEOUS RD

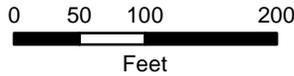
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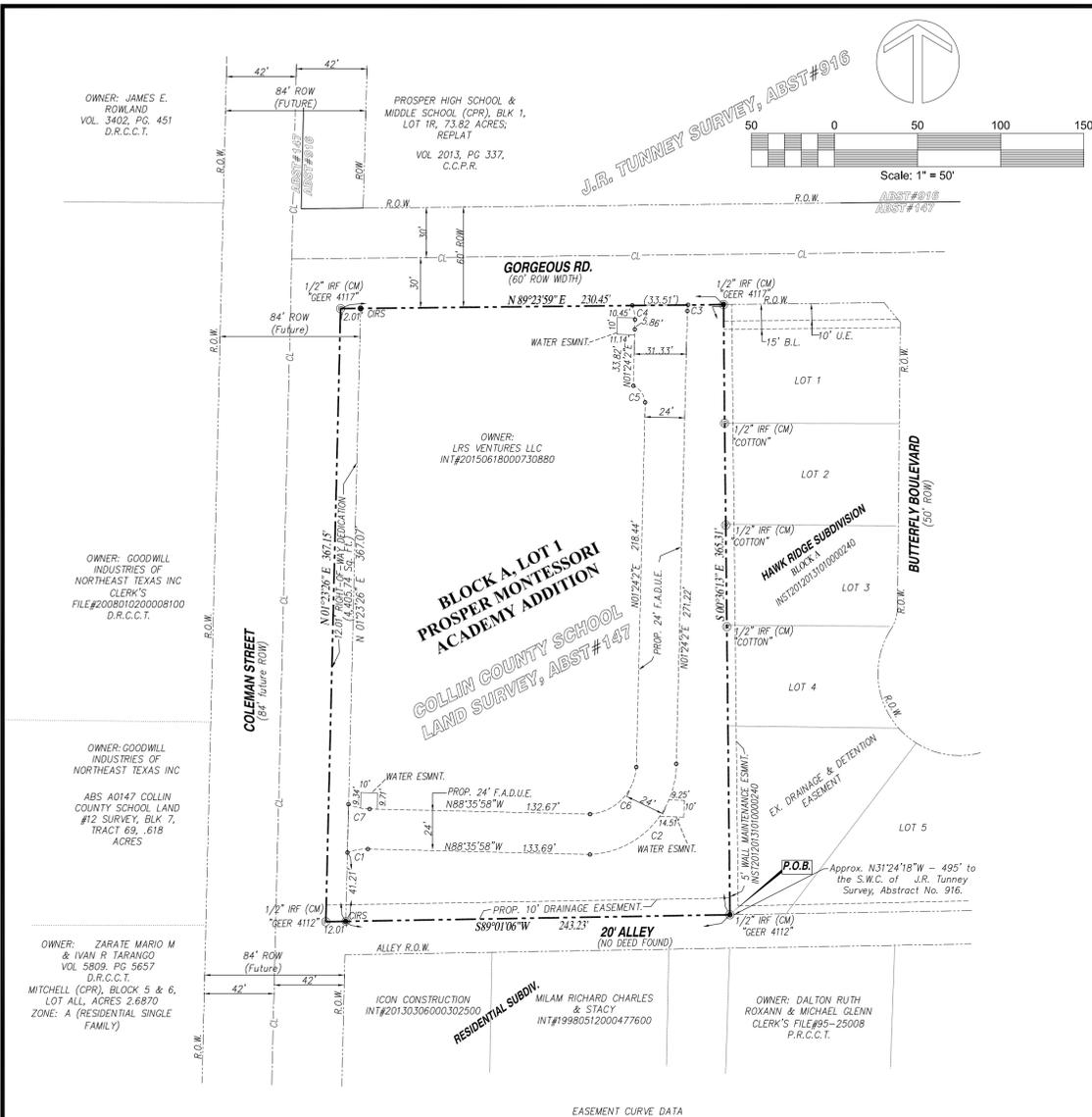
DTSF  
PD-37

DRAGONFLY DR

SEVENTH ST

MAIN ST





**LEGENDS:**

- PROPERTY CORNER
- C.I.R.S. = CAPPED IRON ROD SET
- C.I.R.F. = CAPPED IRON REBAR FOUND
- I.R.F. = IRON REBAR FOUND
- R.O.W. = RIGHT-OF-WAY
- CL = CENTERLINE
- D.R.C.C.T. = DEED RECORDS COLLIN COUNTY, TEXAS
- P.R.C.C.T. = PLAT RECORDS COLLIN COUNTY, TEXAS
- C.C.C.F. = COLLIN COUNTY CLERK'S FILE
- BL = BUILDING LINE
- U.E. = UTILITY EASEMENT
- ESMNT. = EASEMENT
- P.O.C. = POINT OF BEGINNING
- INT# = INSTRUMENT NUMBER / PLAT RECORD NUMBER
- F.A.D.U.E. = FIRE LANE, ACCESS, DRAINAGE, AND UTILITY EASEMENT.

C1	C2	C3	C4	C5	C6	C7
R=30' DELTA=23°59'38" L=12.50' C=12.50' CB=N80°20'44"E	R=54' DELTA=87°37'16" L=62.93' C=75.08' CB=N43°44'15"E	R=20' DELTA=10°41'06" L=3.73' C=3.72' CB=N6°44'47"E	R=11.7' DELTA=62°29'45" L=12.82' C=8.63' CB=N11°03'28"W	R=11.7' DELTA=62°29'45" L=12.82' C=8.63' CB=N11°03'28"W	R=30' DELTA=82°37'18" L=43.21' C=75.08' CB=N44°39'42"E	R=30' DELTA=23°38'13" L=12.38' C=12.29' CB=N44°39'42"E



**GENERAL NOTES:**

**Basis of Bearings:** Bearings for this tract are based on the North American Datum of 1983 (NAD83), 1993 Adjustment, Texas State Plane Coordinate System, Texas North Central Zone 4202. Based on the Town of Prosper Geodetic Control Network Monuments No. X.

The distances shown hereon are surface datum to convert to Grid divide by a combined project scale factor of 1.0000150630.

This tract of land lies within Zone X, Areas determined to be outside the 500-Year Floodplain according to FEMA Flood Insurance Rate Map (FIRM) No. 48085C02351, June 2, 2009.

Zoned PD-72.

**NOTES:**

- No 100-year floodplain exists on the site.
- 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.

**Flood Note:**  
Inherent inaccuracies of FEMA or Flood Insurance Rate Maps preclude a surveyor from certifying to the accuracy of locations based on such maps.

All floodplain information on this survey is for graphical depiction only, as scaled off of firm panel map #48085C0260 for Collin County, Texas.

Subject property appears to be situated within FEMA Zone (X) defined as areas determined to be outside of 500-year Floodplain.

**PROPERTY DESCRIPTION**  
**STATE OF TEXAS**  
**COUNTY OF COLLIN**

WHEREAS, LRS VENTURES LLC, a Texas limited liability company, acting by and through the undersigned, its duly authorized agent, is the sole owner of a portion of that certain called 1.991 acres lot, tract or parcel of land located in the Collin County School Land Survey, Abstract No. 147, in the Town of Prosper, Collin County, Texas, as conveyed by a SPECIAL WARRANTY DEED from the PHYGLOBE INVESTMENTS LLC, a Texas limited liability company, as recorded under Collin County Clerk's File (C.C.C.F.) No. 20150618000730880 of the Real Property Records of Collin County, Texas, (R.P.R.C.C.T.) being more particularly described as follows:

**BEGINNING** at a 1/2" Iron Rebar with a plastic cap stamped "GEER 4117" found for the southeast corner, same being the southwest corner of Lot 1, Block X, as recorded in Collin County Clerk's File No. 20140912000989060, of the Plat Records of Collin County, Texas, same being in the north line of a 20.00 foot wide alley;

**THENCE**, South 89°01'06" West, with the south line of said 1.991 acre tract of land and north line of said 20.00' wide Alley, a distance of 243.23 feet to a 1/2" Iron Rebar with a plastic cap stamped "GEER 4117" found the southwest corner in the east line of Coleman Street (Business 289), a variable width public right-of-way at this point;

**THENCE**, North 01°23'26" East, with the east line of said Coleman Street and west line of the herein described lot, a distance of 367.15 feet to a 1/2" Iron Rebar with a plastic cap stamped "GEER 4117" found for the northwest corner in the south line of Gorgeous Road, a 60.00 foot wide public right-of-way;

**THENCE**, North 89°23'59" East, continuing with the south line of Gorgeous Road and the north line of the herein described lot, a distance of 230.45 feet to a 1/2" Iron Rebar with a plastic cap stamped "GEER 4117" found for the northeast corner same being the northwest corner of Block A, Lot 1, of Hawk Ridge Addition, an addition to Town of Prosper, Texas, as recorded in Collin County Clerk's File No. 20120131010000240, of the P.R.C.C.T.;

**THENCE** South 00°36'13" East, departing the south line of Gorgeous Road, continuing with the east line of said 1.991 acre tract and west lines of Lots 1, 2, 3, 4, and Lot 1 Open Space, Block A, of said Hawk Ridge Addition, a distance of 365.31 feet to the **PLACE OF BEGINNING** containing gross 86,703.72 square feet or 1.990 acres of land.

**DEDICATION:** 12.01 foot strip of land (4,405.74 Sq. Ft.) along the west side of said 1.991 acre lot, tract or parcel of land for Coleman Street dedicated for Right-Of-Way, dedicated in fee simple to the Town of Prosper leaving net 82,297.98 square feet or 1.889 acres of land.

**SURVEYOR'S CERTIFICATE:**  
**KNOW ALL MEN BY THESE PRESENTS:**

I, Larry A. Probeck do hereby certify that I prepared this plat and 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 \_\_\_\_\_, 2016

Larry A. Probeck, Registered Professional Land Surveyor No. \_\_\_\_\_

**STATE OF TEXAS**  
**COUNTY OF COLLIN**

**BEFORE ME**, the undersigned authority, on this day personally appeared Larry A. Probeck, 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 consideration therein expressed, and in the capacity therein stated.

**GIVEN UNDER MY HAND AND SEAL OF OFFICE** on the \_\_\_\_\_ day of \_\_\_\_\_, 2016.

Notary Public in and for the State of Texas  
My Commission Expires: \_\_\_\_\_

**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.

**FIRE LANE EASEMENT**

The undersigned covenants and agrees that he (they) shall construct upon the fire lane easements, as dedicated and shown hereon, a hard surface paved in accordance with Town standards and that he (they) shall maintain the same in a state of good repair at all times and keep the same free and clear of any structures, fences, 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 of 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.

**NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:**

THAT LRS VENTURES, LLC, acting herein by and through its duly authorized officers, does hereby certify and adopt this plat designating the herein above described property as PROSPER MONTESSORI ACADEMY ADDITION, Block A, Lot 1, an addition to the Town of Prosper, and does hereby dedicate to the public use forever, the streets and alleys shown thereon.

- The LRS Ventures, LLC. does herein certify the following:
- The streets and alleys are dedicated for street and alley purposes.
  - All public improvements and dedications shall be free and clear of all debt, liens, and/or encumbrances.
  - The easements and public use areas, as shown are dedicated for the public use forever for the purposes indicated on this plat.
  - No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape easement if approved by the Town of Prosper.
  - The Town of Prosper is not responsible for replacing any improvements n, under, or over any easements caused by maintenance or repair.
  - Utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and Town of Prosper's use thereof.
  - The Town of Prosper and public utilities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in the easements.
  - The Town of Prosper and public utilities shall at all times have the full right if ingress and egress to or from their respective easements for the purposes of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.
  - All modifications to this document shall be by means of plat and approved by the Town of Prosper.

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

WITNESS, my hand, this the \_\_\_\_\_ day of \_\_\_\_\_, 2016

By: \_\_\_\_\_  
Authorized Signature Kitty Randhawa, Manager

**STATE OF TEXAS**  
**COUNTY OF COLLIN**

**BEFORE ME**, the undersigned authority, on this day personally appeared Kitty Randhawa, 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 consideration therein expressed, and in the capacity therein stated.

**GIVEN UNDER MY HAND AND SEAL OF OFFICE** on the \_\_\_\_\_ day of \_\_\_\_\_, 2016.

Notary Public in and for the State of Texas  
My Commission Expires: \_\_\_\_\_

**CERTIFICATE OF APPROVAL:**

Approved this the \_\_\_\_\_ day of \_\_\_\_\_ by the Planning and Zoning Commission of the Town of Prosper, Texas.

\_\_\_\_\_ Planning & Zoning Commission Chair

\_\_\_\_\_ Town Secretary

\_\_\_\_\_ Engineering Department

\_\_\_\_\_ Development Services Department

**FINAL PLAT**  
**BLOCK A, LOT 1**  
**PROSPER MONTESSORI**  
**ACADEMY ADDITION**  
(GROSS 1.990 ACRE TRACT)  
NET 1.889 ACRE TRACT  
COLLIN COUNTY SCHOOL LAND SURVEY, ABST#147  
TOWN OF PROSPER, COLLIN CO., TX  
SINGLE LOT TO BE DEVELOPED TO PD-72 STANDARDS  
DATE: 12-28-16  
TOWN OF PROSPER CASE#D15-0086

ENGINEER  
MILAM RICHARD CHARLES  
CIVIL ENGINEER  
9401 LBJ FREEWAY, STE. 305  
DALLAS, TEXAS 75243  
(469) 256-2965 OFFICE  
MILAMRICHARDS@CIVIL.COM

SURVEYOR:  
PROBECK LAND SURVEYORS  
P.O. BOX 550695  
DALLAS, TEXAS 75355-0695  
(214) 453-5506 OFFICE  
(214) 453-5506 CELL  
(469) 256-2965 OFFICE  
TBM.S LICENSED FIRM NO. 10042600

OWNER:  
LRS Ventures, LLC  
3111 Fairview, TX 75069-6847

**FINAL PLAT - BLOCK A, LOT 1**  
**PROSPER MONTESSORI**  
**ACADEMY ADDITION**  
GROSS 1.990 ACRE TRACT (NET 1.889 ACRE TRACT)  
COLLIN COUNTY SCHOOL LAND SURVEY, ABST#147  
TOWN OF PROSPER, COLLIN CO., TX

DATE: AUG. 31, 2015  
FIELD DATE: 10-19-2015  
JOB NO.: 2015XX  
DRAWING: XXXX.DWG  
PARTY CHIEF: B.G.  
SCALE: 1" = 50'  
GF #:  
TITLE CO.:  
LENDER:  
PURCHASER:  
REVISIONS: 10-19-15  
SHEET 1 OF 1



## PLANNING

**To:** Planning & Zoning Commission  
**From:** Jonathan Hubbard, Planner  
**Through:** Alex Glushko, AICP, Senior Planner  
**Re:** Planning & Zoning Commission Meeting – January 5, 2016

---

**Agenda Item:**

Consider and act upon a Final Plat for Star Trail, Phase 1, for 394 single family residential lots and 30 HOA/Open Space lots, on 175.8± acres, located on the south side of Prosper Trail, 2,000± feet west of Dallas Parkway. This property is zoned Planned Development-66 (PD-66). (D15-0095).

**Description of Agenda Item:**

The Final Plat shows 394 single family residential lots and 30 HOA/Open Space lots. Access will be provided from Prosper Trail and Dallas Parkway. The Final Plat conforms to PD-66 development standards.

**Budget Impact:**

There are no significant budget implications associated with the approval of this Final Plat.

**Legal Obligations and Review:**

The Final Plat meets minimum development requirements.

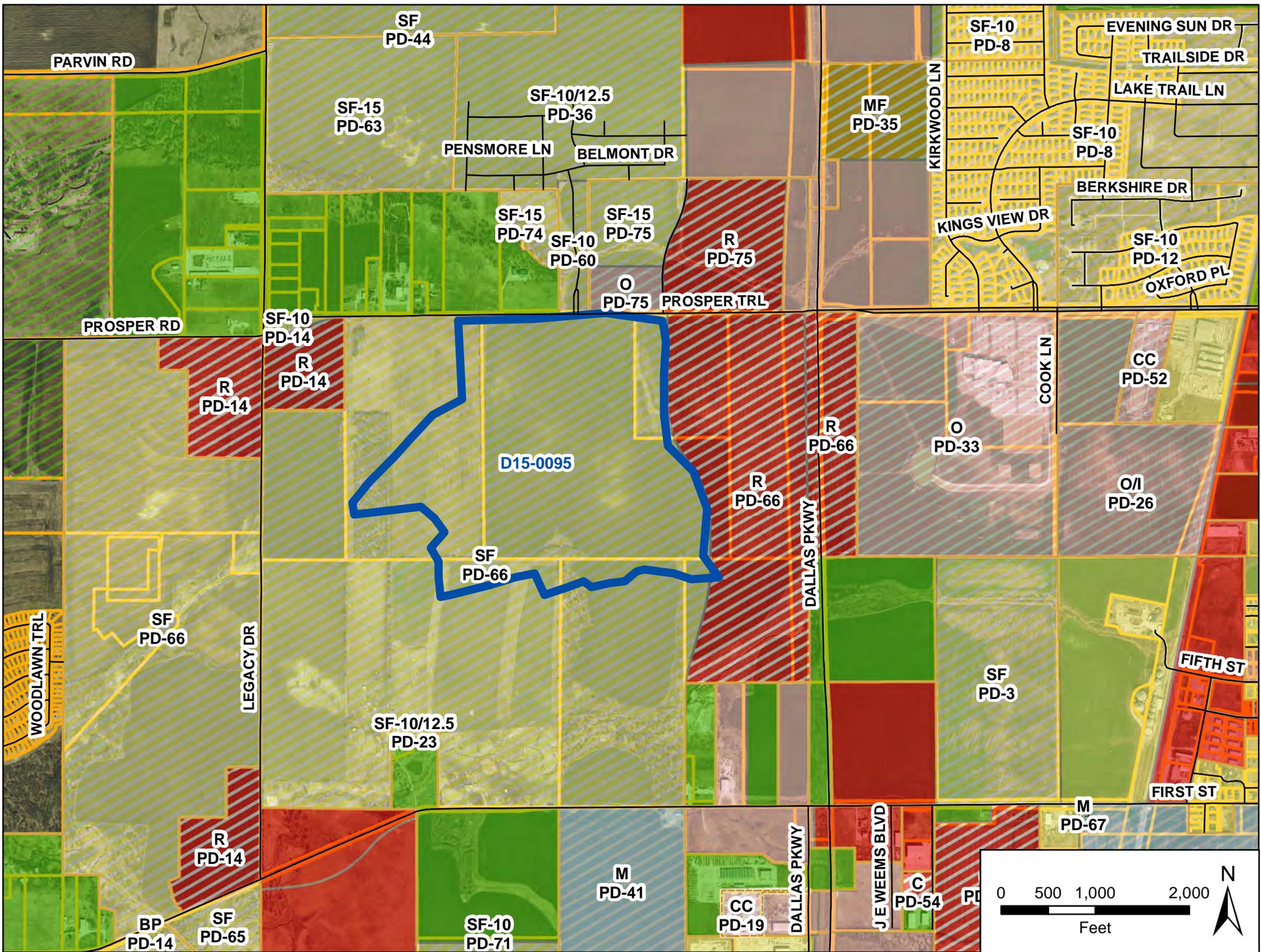
**Attached Documents:**

1. Surrounding zoning map
2. Final Plat

**Town Staff Recommendation:**

Town staff recommends approval of the Final Plat subject to:

1. Town staff approval of all additions and/or alterations to the easements and dedications on the Final Plat.



CALLLED 1.998 ACRES  
CANDELARIA J. CISNEROS  
TRUSTEE  
VOL. 1904, PG. 458  
D.R.C.C.T.

CALLLED 10.115 ACRES  
DAYSTAR LANDSCAPING, INC.  
DOC. NO. 20070511000789050  
D.R.C.C.T.

TRACT 2

45' RIGHT-OF-WAY EASEMENT  
TO COLLIN COUNTY  
VOLUME 4394, PAGE 190  
D.R.C.C.T.

TRACT 1  
JEEVAN & ANITA BOBBILI  
DOC. NO. 2015114001245000  
D.R.C.C.T.

CALLLED 18.15 /  
JAMES RICHARD I  
VOL. 4905, PG.  
D.R.C.C.T.

CALLLED 18.439 ACRES  
KIRK & LAURA ANDREWS  
DOC. NO. 20150222010000510  
D.R.C.C.T.

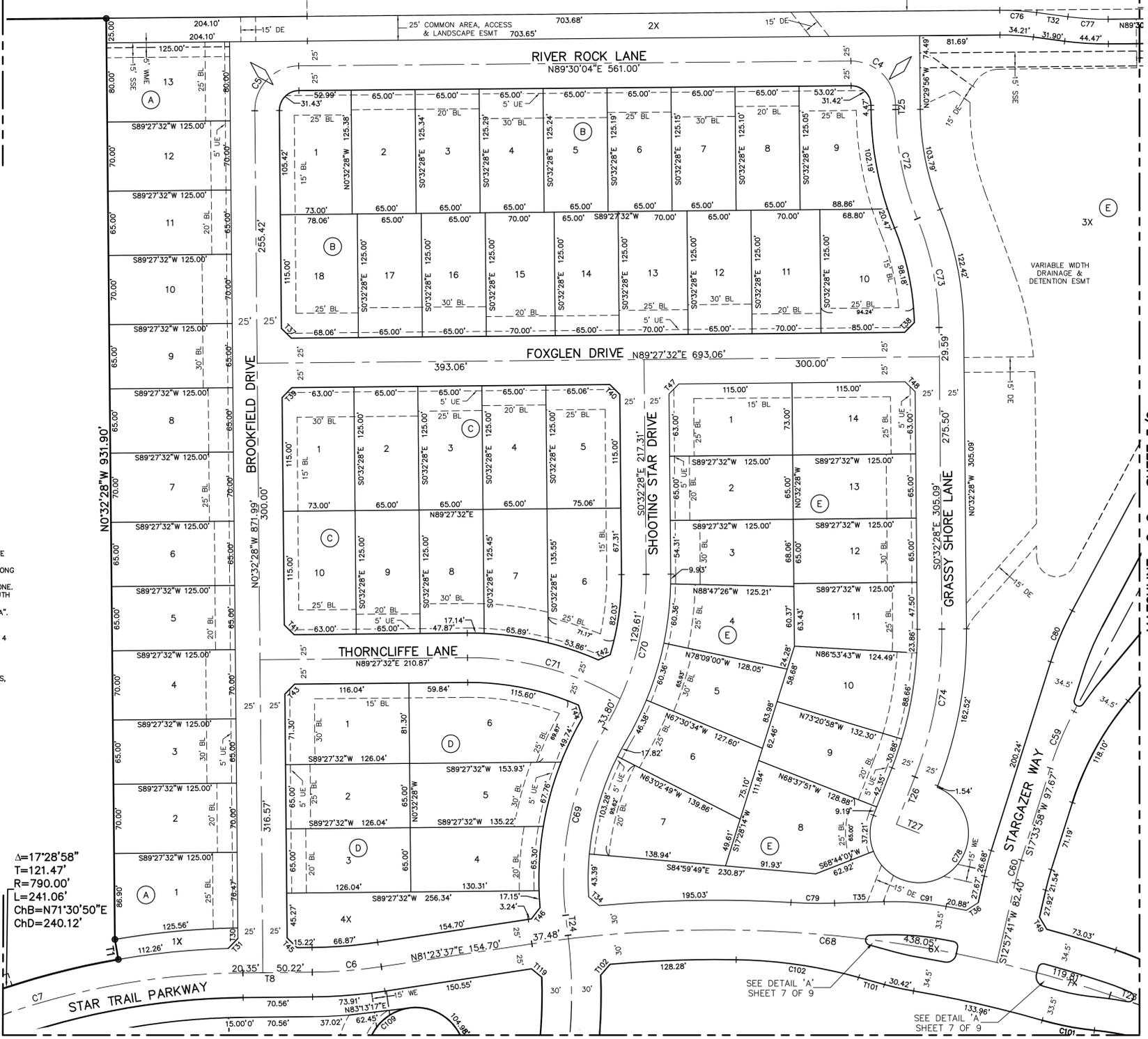
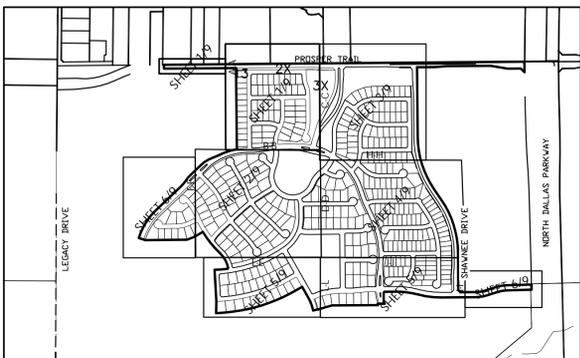
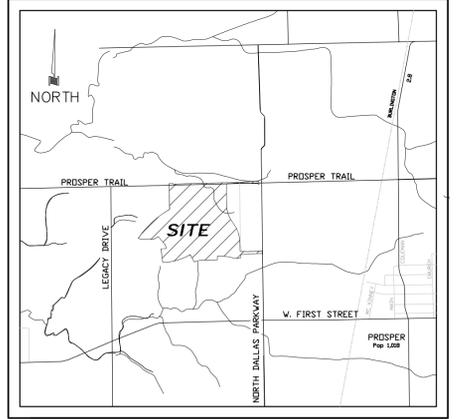
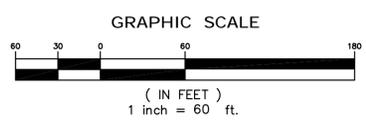
45' RIGHT-OF-WAY DEDICATION  
TO THE TOWN OF PROSPER  
45' EASEMENT TO COLLIN COUNTY  
VOLUME 4385, PAGE 3224  
D.R.C.C.T.

DOC. NO. 20150222010000510  
M.R.C.C.T.

45' RIGHT-OF-WAY EASEMENT  
TO COLLIN COUNTY  
VOLUME 4263, PAGE 1438  
D.R.C.C.T.

PROSPER TRAIL  
N89°27'35"E 1054.09'

N89°30'04"E 3197.36'



- NOTES**
- DEVELOPER TO INSTALL ALL SIDEWALKS ALONG ROW FRONTAGE OF HOA LOTS.
  - ALL DEVELOPMENT WILL COMPLY WITH ALL ZONING AND SUBDIVISION ORDINANCE REQUIREMENTS.
  - COMMON AREAS LOTS 1X-40X SHALL BE DEDICATED AS LANDSCAPING, TRAILS, AND PEDESTRIAN ACCESS EASEMENTS TO BE OWNED AND MAINTAINED BY THE H.O.A.
  - THOROUGHFARE ALIGNMENTS SHOWN ON THIS EXHIBIT ARE FOR ILLUSTRATION PURPOSES AND DO NOT SET THE ALIGNMENT. THE ALIGNMENT IS DETERMINED AT TIME OF FINAL PLAT.
  - SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF TOWN ORDINANCE AND STATE LAW AND IS SUBJECT TO A FINE AND WITHOLDING OF UTILITIES AND BUILDING PERMITS.
  - ALL LANDSCAPE/Common Area Medians SHALL BE IDENTIFIED WITH "NO PARKING" SIGNS TO BE INSTALLED ALONG THE LANDSCAPE/Common Area Side.
  - BASIS OF BEARINGS DERIVED FROM THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD83, NORTH CENTRAL ZONE. DIRECTION FOR CONTROL ESTABLISHED THROUGH <CM1> AND <CM2> HAVING A BEARING AND DISTANCE OF SOUTH 60°38'42" WEST, 1,987.64'.
  - ALL LOT CORNERS SHALL BE MONUMENTED WITH A 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "DAA".
  - "X" CUTS SET IN CONCRETE STREET PAVING AT ALL INTERSECTIONS AND POINTS OF CURVATURE.
  - ALL FENCING ADJACENT TO PARKS AND OPEN SPACE LOTS SHALL BE ORNAMENTAL METAL.
  - FRONT AND REAR BUILDING LINES TO COMPLY WITH "STAGGERED" SETBACKS PER ZONING ORDINANCE CHAPTER 4 SECTION 9.3.F.
  - TRAIL TO BE INSIDE 25' HIKE & BIKE TRAIL EASEMENT.
  - UTILITY EASEMENTS AND DRAINAGE EASEMENTS ARE PROHIBITED WITHIN LANDSCAPE AND ACCESS EASEMENT, UNLESS APPROVED BY THE TOWN OF PROSPER.
  - TRAFFIC CALMING ALONG STAR TRAIL PKWY TO INCLUDE COMBINATION OF SMALL MEDIAN ISLANDS, NECK-DOWNS, AND OTHER TREATMENTS TO BE COORDINATED WITH TOWN ENGINEERING DEPT AT TIME OF FINAL PLAT.
  - 2,190,392.2 SF OF STREET RIGHT-OF-WAY IS BEING DEDICATED BY FEE SAMPLE TO THE TOWN OF PROSPER
  - NO FEMA FLOOD PLAIN EXISTS ON THIS PHASE ONE PLAT
  - 329,719 SF OF NEIGHBORHOOD PARK, LOT 1 BLOCK P, IS BEING DEDICATED BY FEE SAMPLE TO THE TOWN OF PROSPER.

Δ=17°28'58"  
T=121.47'  
R=790.00'  
L=241.06'  
ChB=N71°30'50"E  
ChD=240.12'

BENCHMARKS:  
DAA BM #1072  
3.5" ALUMINUM DISK STAMPED "DAA" SET ON THE NORTHEAST INTERSECTION OF  
COUNTY ROAD #4 (PROSPER TRAIL) AND COUNTY ROAD #6, 31' (+/-) NORTH OF  
CENTERLINE OF COUNTY ROAD #4, 38' (+/-) EAST OF CENTERLINE OF COUNTY  
ROAD #6

ELEVATION=632.049'  
ELEVATION=658.271'

"X" CUT ON INLET ON THE NORTH SIDE OF WEST PROSPER TRAIL, APPROXIMATELY  
230' EAST OF RAILROAD TRACKS.

- LEGEND**
- BL = BUILDING LINE
  - AUDE = ACCESS, UTILITY AND DRAINAGE EASEMENT
  - SSE = SANITARY SEWER EASEMENT
  - WE = WATER EASEMENT
  - DE = DRAINAGE EASEMENT
  - SWE = SIDEWALK EASEMENT
  - HOA = HOME OWNERS ASSOCIATION
  - IRF = IRON ROD FOUND
  - UF = UTILITY EASEMENT
  - WME = WALL & WALL MAINTENANCE EASEMENT
  - <CM> = CONTROL MONUMENT
  - M.R.C.C.T. = MAP RECORDS, COLLIN COUNTY, TEXAS
  - D.R.C.C.T. = DEED RECORDS, COLLIN COUNTY, TEXAS
  - CCF = COUNTY CLERK'S FILE NUMBER
  - ⊙ = 1/2" IRON ROD FOUND W/YELLOW PLASTIC CAP STAMPED "DAA" UNLESS OTHERWISE NOTED
  - = 1/2" IRON ROD SET W/YELLOW PLASTIC CAP STAMPED "DAA"
  - ◇ = DENOTES STREET NAME CHANGE

D.R.D.C.T. = DEED RECORDS, DENTON COUNTY, TEXAS

**PHASE ONE DENSITY  
394 RESIDENTIAL LOTS  
30 COMMON AREA LOTS  
175.87 ACRES**

80 TYPE "A" LOTS OF 6,875 SF MIN.  
142 TYPE "B" LOTS OF 8,125 SF MIN.  
90 TYPE "C" LOTS OF 10,260 SF MIN.  
82 TYPE "D" LOTS OF 11,610 SF MIN.  
PD-66; SINGLE FAMILY-ZONING ORDINANCE #14-31  
D15-0095

**FINAL PLAT  
STAR TRAIL PHASE ONE**

AN ADDITION TO THE TOWN OF PROSPER  
PART OF 518.123 ACRE TRACT OF LAND OUT OF THE  
COLLIN CO. SCHOOL LAND NO. 12 SURVEY  
ABSTRACT NO. 147  
IN THE  
TOWN OF PROSPER  
COLLIN COUNTY, TEXAS  
NOVEMBER 2015 SCALE: 1"=60'

OWNER/DEVELOPER  
**BLUE STAR ALLEN LAND, LP.**  
1 COWBOYS PARKWAY  
IRVING, TEXAS 75063

FAX: 214-387-7781  
CONTACT: SCOTT SHIPP  
PH: 972-543-2412  
PLANNER/ENGINEER/SURVEYOR

**DOWDEY, ANDERSON & ASSOCIATES, INC.**  
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694  
STATE REGISTRATION NUMBER: F-399

MATCHLINE B-B ~ SHEET 2/9

MATCHLINE C-C ~ SHEET 3/9

Δ=8'20"16"  
 T=29.16'  
 R=400.00'  
 L=58.21'  
 ChB=N66°56'29"E  
 ChD=58.16'

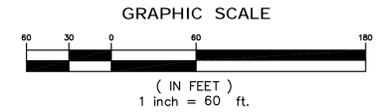
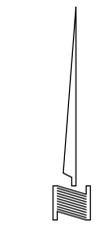
Δ=24°34'14"  
 T=87.11'  
 R=400.00'  
 L=171.53'  
 ChB=N58°49'30"E  
 ChD=170.22'

Δ=15°01'23"  
 T=163.63'  
 R=1241.00'  
 L=325.39'  
 ChB=N39°03'09"W  
 ChD=324.46'

MATCHLINE B-B ~ SHEET 1/9

MATCHLINE F-F ~ SHEET 6/9

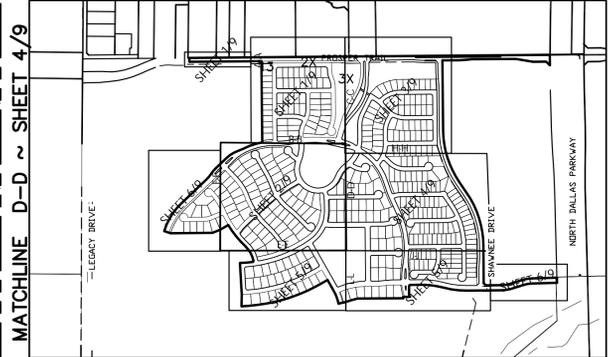
MATCHLINE E-E ~ SHEET 5/9



**LEGEND**

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- ◇ = DENOTES STREET NAME CHANGE

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SHEET LAYOUT MAP  
 NOT TO SCALE

**PHASE ONE DENSITY**  
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 5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694  
 STATE REGISTRATION NUMBER: F-399

**BENCHMARKS:**  
 DAA\_BM\_#107:  
 3.5" ALUMINUM DISK STAMPED "DAA" SET ON THE NORTHEAST INTERSECTION OF  
 COUNTY ROAD #4 (PROSPER TRAIL) AND COUNTY ROAD #6, 31' (+/-) NORTH OF  
 CENTERLINE OF COUNTY ROAD #4, 38' (+/-) EAST OF CENTERLINE OF COUNTY  
 ROAD #6  
 ELEVATION=632.049'

'X' CUT ON INLET ON THE NORTH SIDE OF WEST PROSPER TRAIL, APPROXIMATELY  
 230' EAST OF RAILROAD TRACKS.  
 ELEVATION=658.271'

PROPOSED  
PROSPER TRAIL ESTATES  
PHASE ONE

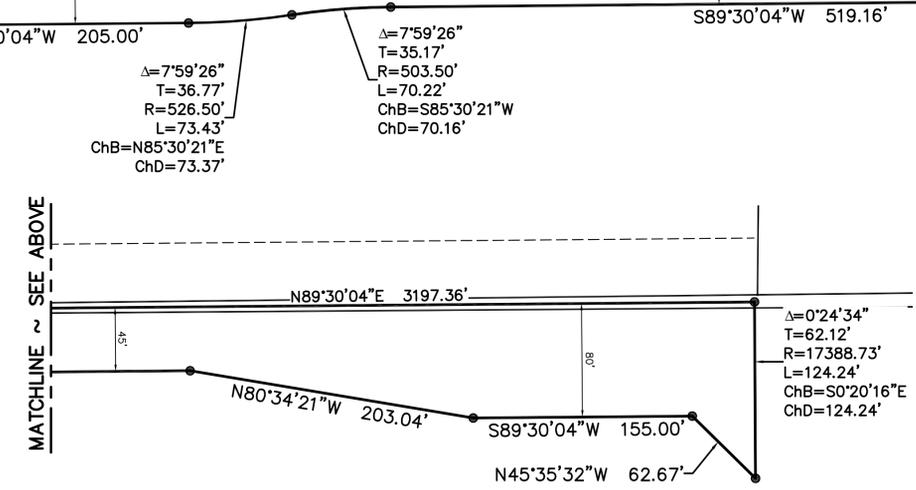
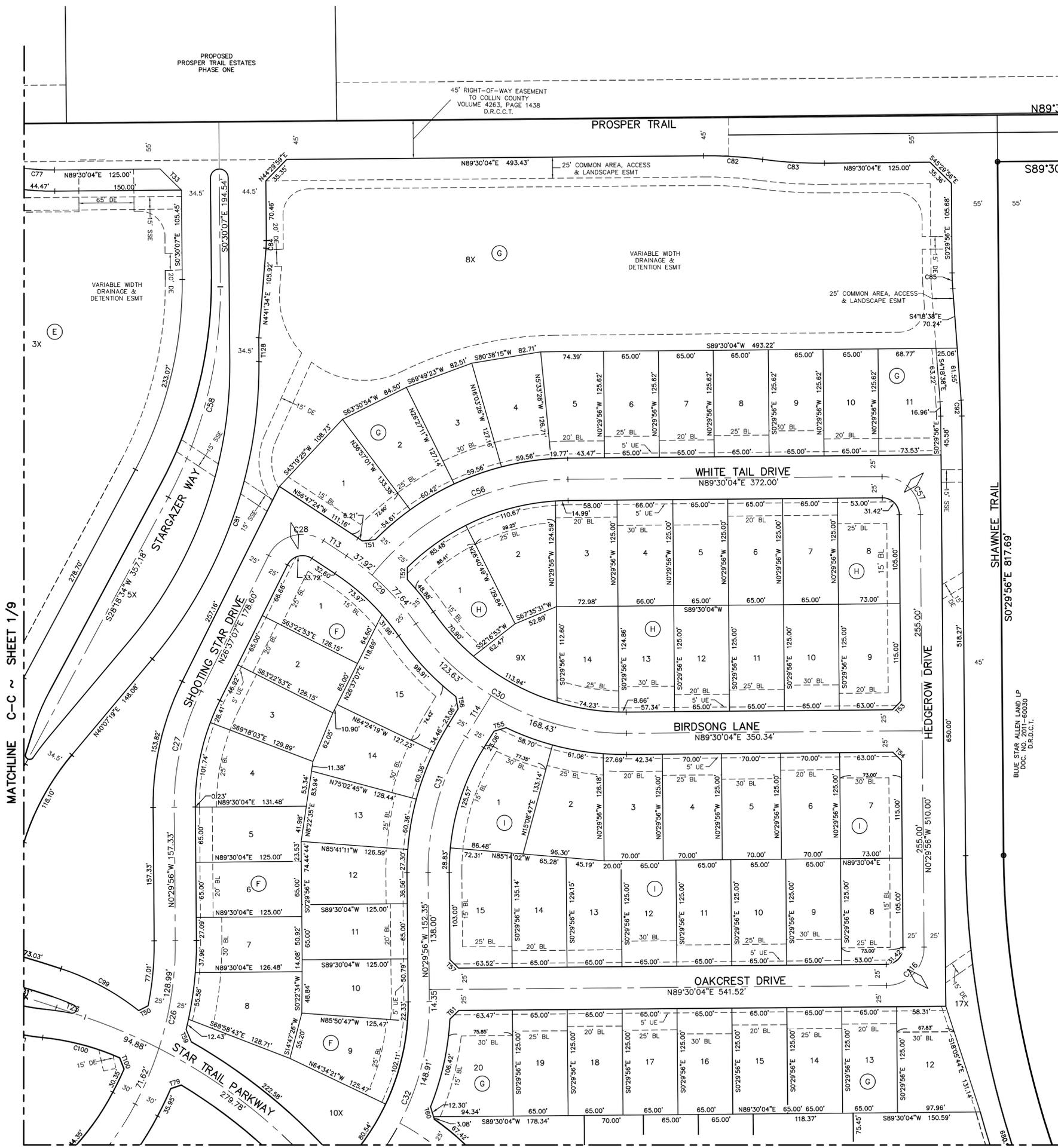
45° RIGHT-OF-WAY EASEMENT  
TO COLLIN COUNTY  
VOLUME 4263, PAGE 1438  
D.R.C.C.T.

PROSPER TRAIL

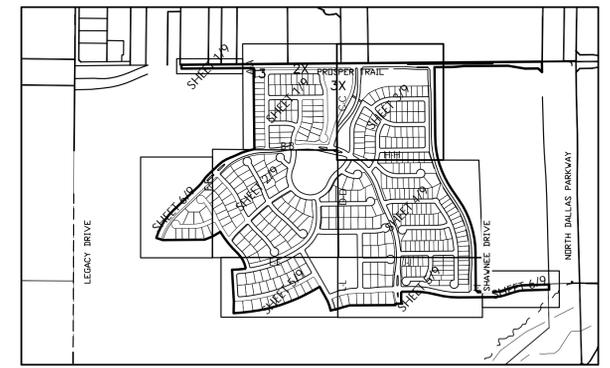
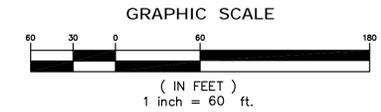
N89°30'04"E 3197.36'

MATCHLINE ~ SEE BELOW

MATCHLINE C-C ~ SHEET 1/9



MATCHLINE ~ SEE ABOVE



SHEET LAYOUT MAP  
NOT TO SCALE

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BENCHMARKS:  
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ELEVATION=632.049'

'X' CUT ON INLET ON THE NORTH SIDE OF WEST PROSPER TRAIL, APPROXIMATELY 230' EAST OF RAILROAD TRACKS.

ELEVATION=658.271'

PHASE ONE DENSITY  
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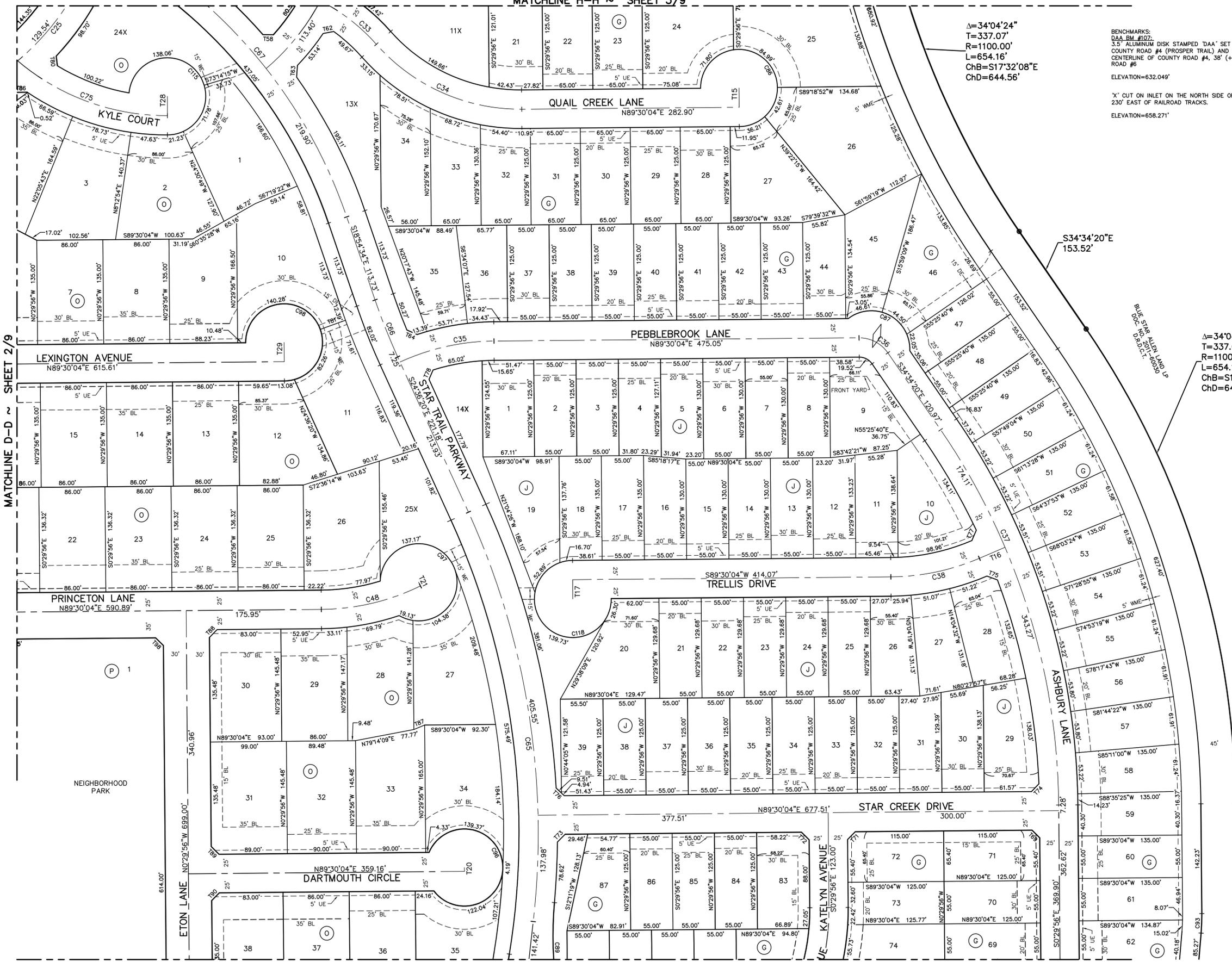
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5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694  
STATE REGISTRATION NUMBER: F-399

MATCHLINE H-H ~ SHEET 4/9



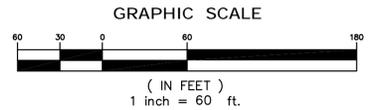
Δ=34°04'24"  
 T=337.07'  
 R=1100.00'  
 L=654.16'  
 ChB=S17°32'08"E  
 ChD=644.56'

BENCHMARKS:  
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ELEVATION=632.049'

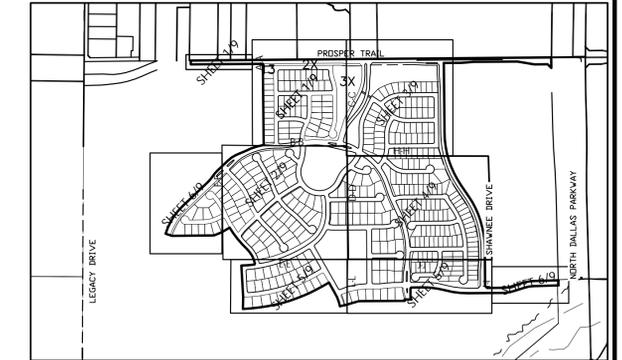
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  - SSE = SANITARY SEWER EASEMENT
  - WE = WATER EASEMENT
  - DE = DRAINAGE EASEMENT
  - SWE = SIDEWALK EASEMENT
  - HOA = HOME OWNERS ASSOCIATION
  - IRF = IRON ROD FOUND
  - UE = UTILITY EASEMENT
  - WME = WALL & WALL MAINTENANCE EASEMENT
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  - M.R.C.C.T. = MAP RECORDS, COLLIN COUNTY, TEXAS
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  - CCF = COUNTY CLERK'S FILE NUMBER
  - ⊙ = 1/2" IRON ROD FOUND W/YELLOW PLASTIC CAP STAMPED "DAA" UNLESS OTHERWISE NOTED
  - ⊙ = 1/2" IRON ROD SET W/YELLOW PLASTIC CAP STAMPED "DAA"
  - ◇ = DENOTES STREET NAME CHANGE
  - D.R.D.C.T. = DEED RECORDS, DENTON COUNTY, TEXAS

Δ=34°04'24"  
 T=337.07'  
 R=1100.00'  
 L=654.16'  
 ChB=S17°32'08"E  
 ChD=644.56'



**SHEET LAYOUT MAP**  
 NOT TO SCALE  
**PHASE ONE DENSITY**  
 394 RESIDENTIAL LOTS  
 30 COMMON AREA LOTS  
 175.787 ACRES  
 80 TYPE "A" LOTS OF 6,875 SF MIN.  
 142 TYPE "B" LOTS OF 8,125 SF MIN.  
 90 TYPE "C" LOTS OF 10,260 SF MIN.  
 82 TYPE "D" LOTS OF 11,610 SF MIN.  
 PD-66; SINGLE FAMILY-ZONING ORDINANCE #14-31  
 D15-0095

**FINAL PLAT**  
**STAR TRAIL PHASE ONE**

AN ADDITION TO THE TOWN OF PROSPER  
 PART OF 518.123 ACRE TRACT OF LAND OUT OF THE  
 COLLIN CO. SCHOOL LAND NO. 12 SURVEY  
 ABSTRACT NO. 147  
 IN THE  
 TOWN OF PROSPER  
 COLLIN COUNTY, TEXAS

NOVEMBER 2015 SCALE: 1"=60'

OWNER/DEVELOPER  
**BLUE STAR ALLEN LAND, LP.**  
 1 COWBOYS PARKWAY  
 IRVING, TEXAS 75063

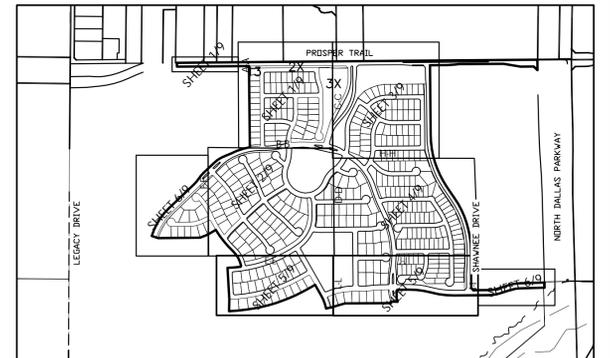
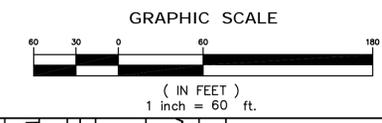
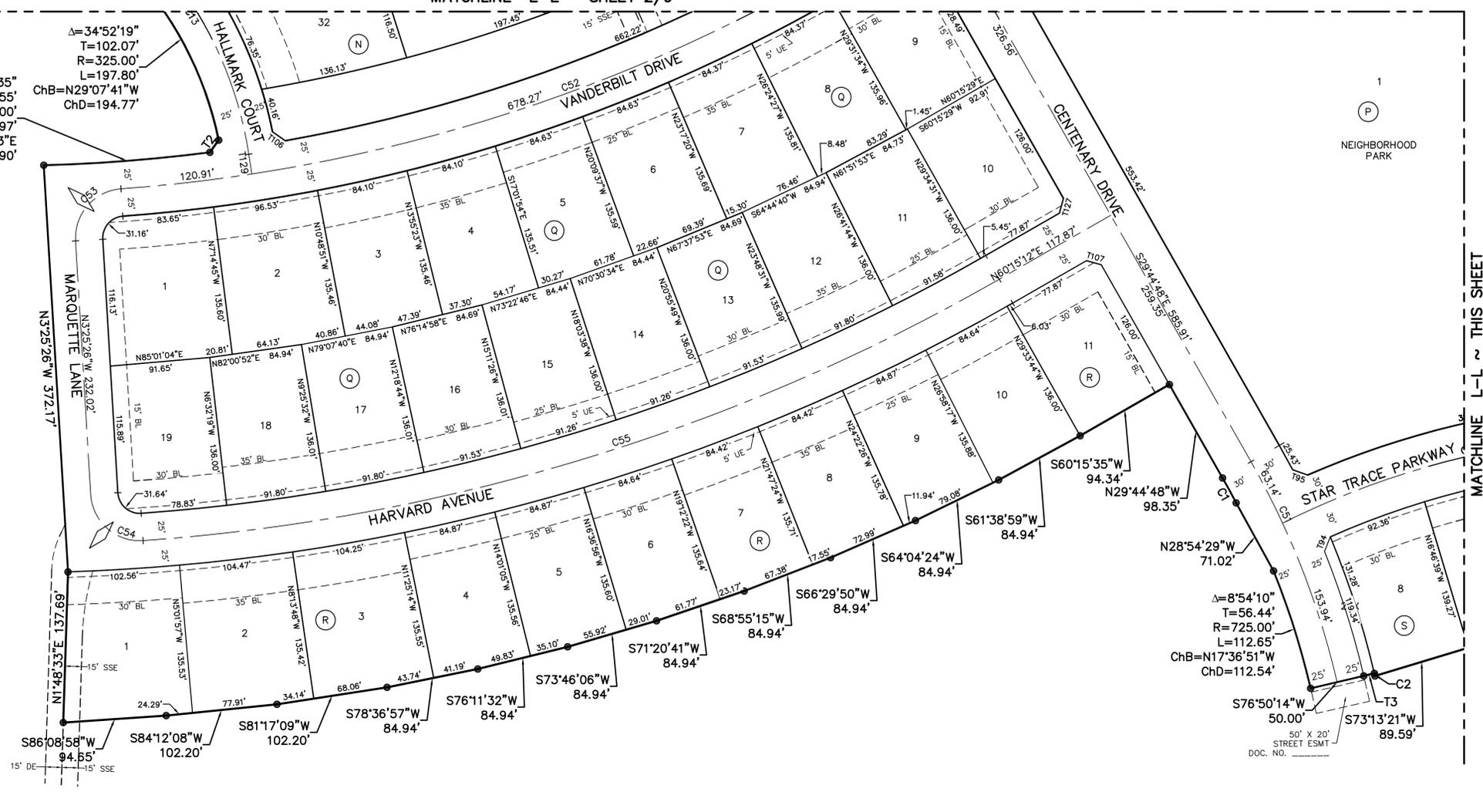
FAX: 214-387-7781  
 CONTACT: SCOTT SHIPP  
 PH: 972-543-2412  
 PLANNER/ENGINEER/SURVEYOR

**DOWDEY, ANDERSON & ASSOCIATES, INC.**  
 5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694  
 STATE REGISTRATION NUMBER: F-399

MATCHLINE E-E ~ SHEET 2/9

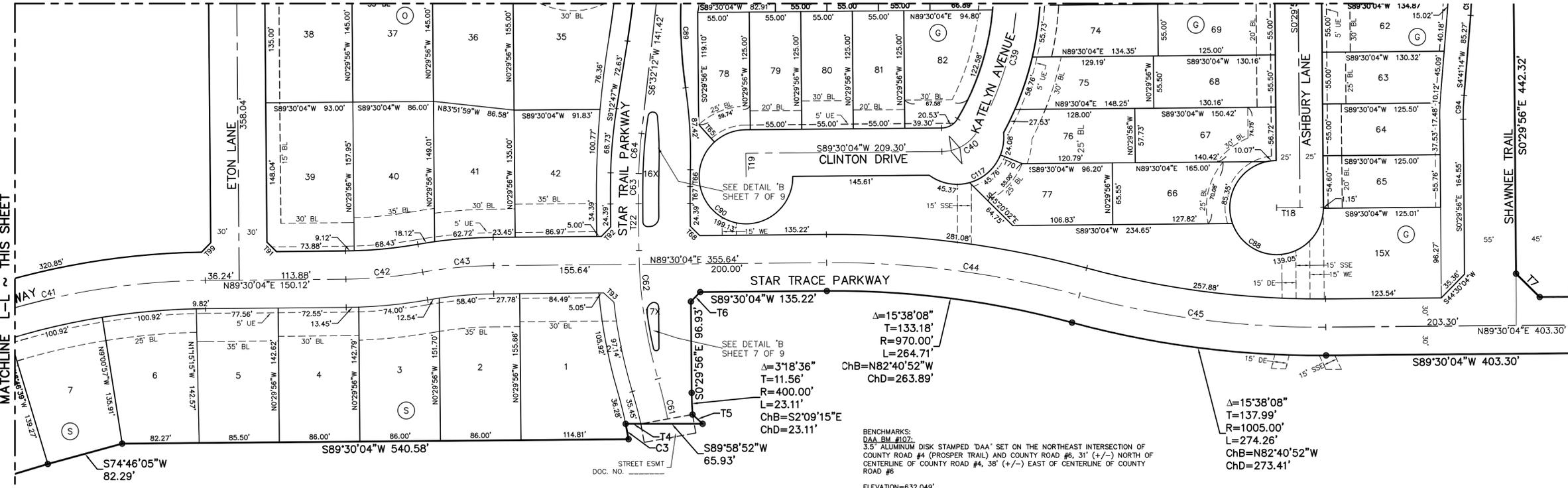
$\Delta=34^{\circ}52'19''$   
 $T=102.07'$   
 $R=325.00'$   
 $L=197.80'$   
 $\text{ChB}=\text{N}29^{\circ}07'41''\text{W}$   
 $\text{ChD}=194.77'$

$\Delta=5^{\circ}50'35''$   
 $T=76.55'$   
 $R=1500.00'$   
 $L=152.97'$   
 $\text{ChB}=\text{N}85^{\circ}33'53''\text{E}$   
 $\text{ChD}=152.90'$



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  - ◇ = DENOTES STREET NAME CHANGE
- D.R.D.C.T. = DEED RECORDS, DENTON COUNTY, TEXAS

MATCHLINE J-J ~ SHEET 4/9



**PHASE ONE DENSITY**  
**394 RESIDENTIAL LOTS**  
**30 COMMON AREA LOTS**  
**175.87 ACRES**  
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 142 TYPE "B" LOTS OF 8,125 SF MIN.  
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 D15-0095  
**FINAL PLAT**  
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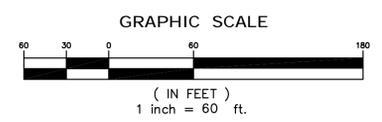
NOVEMBER 2015 SCALE: 1"=60'  
 OWNER/DEVELOPER  
**BLUE STAR ALLEN LAND, LP.**  
 1 COWBOYS PARKWAY  
 IRVING, TEXAS 75063  
 FAX: 214-387-7781  
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 PH: 972-543-2412  
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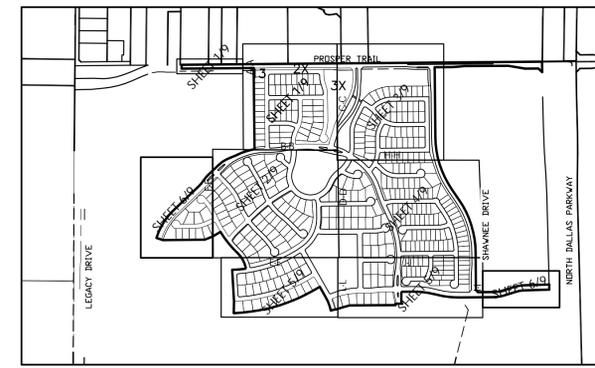
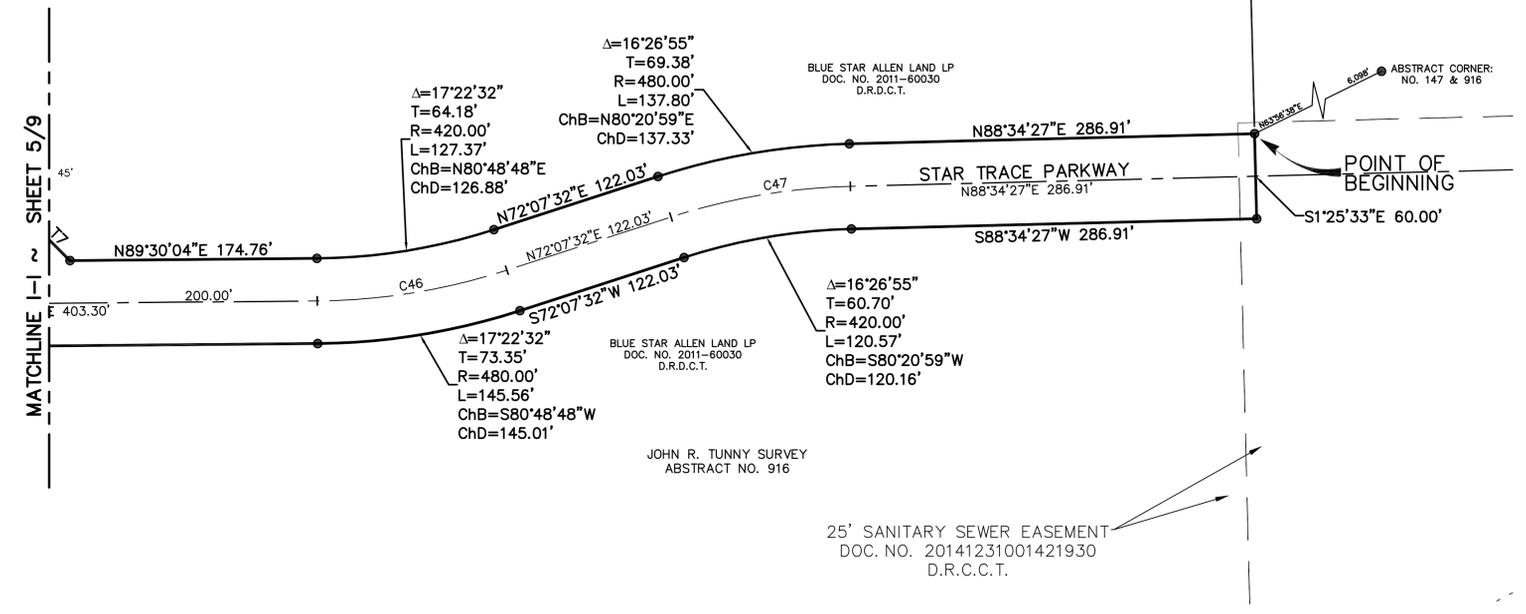
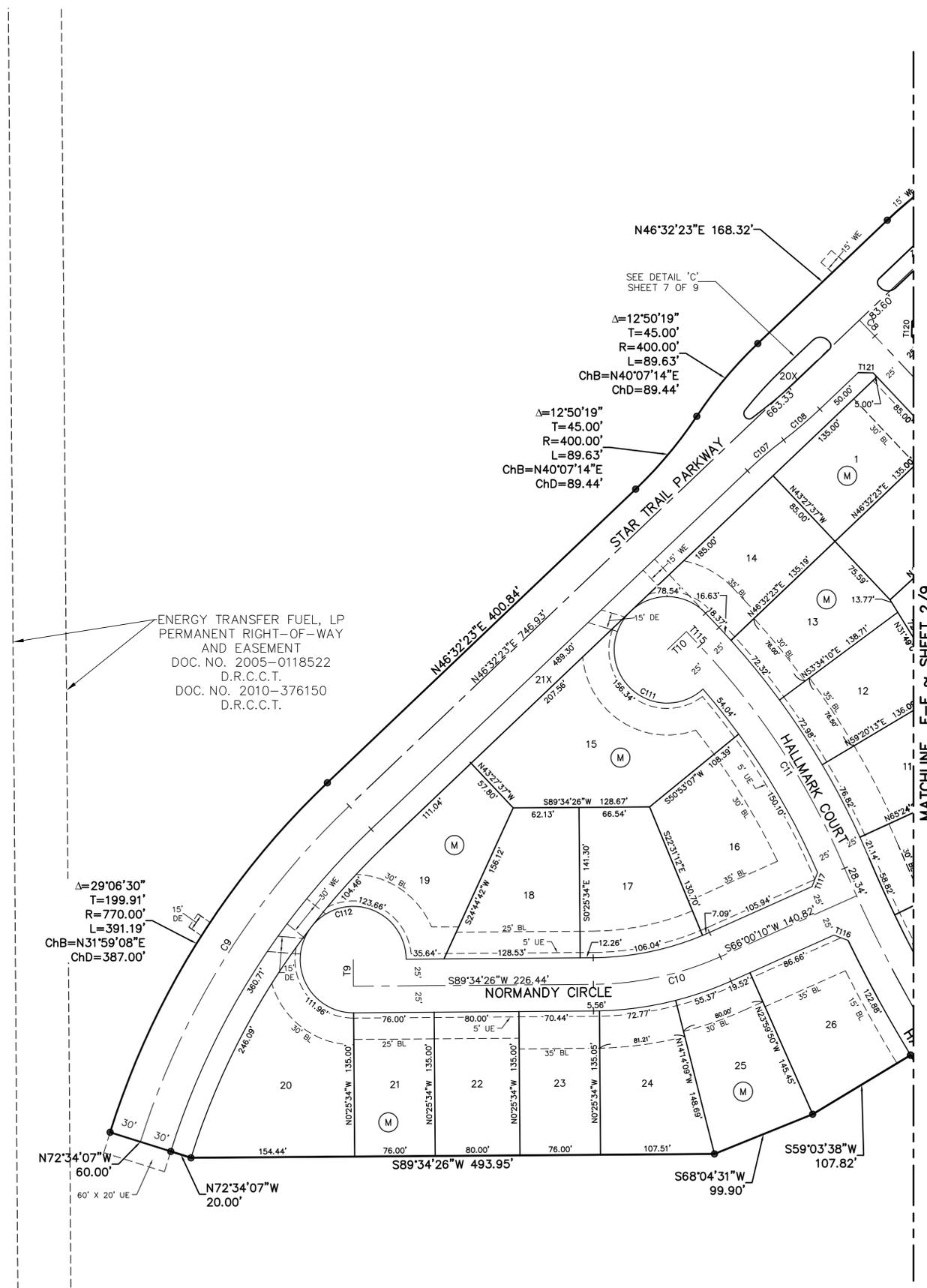
BENCHMARKS:  
 DAA BM #1027  
 3.5" ALUMINUM DISK STAMPED "DAA" SET ON THE NORTHEAST INTERSECTION OF  
 COUNTY ROAD #4 (PROSPER TRAIL) AND COUNTY ROAD #6, 31' (+/-) NORTH OF  
 CENTERLINE OF COUNTY ROAD #4, 38' (+/-) EAST OF CENTERLINE OF COUNTY  
 ROAD #6  
 ELEVATION=632.049'  
 'X' CUT ON INLET ON THE NORTH SIDE OF WEST PROSPER TRAIL, APPROXIMATELY  
 230' EAST OF RAILROAD TRACKS.  
 ELEVATION=658.271'

TABLE 1 - SINGLE FAMILY RESIDENTIAL HOMES*				
	LOT TYPE A	LOT TYPE B	LOT TYPE C	LOT TYPE D
MINIMUM PERMITTED LOT SIZES	6,875 SF	8,125 SF	10,260 SF	11,610 SF
MINIMUM PERMITTED NUMBER OF LOTS	NO MINIMUM	NO MINIMUM	231	143
MAXIMUM PERMITTED NUMBER OF LOTS	709**	784**	NO MAXIMUM	NO MAXIMUM
MINIMUM FRONT YARD	25 FT	25 FT	30 FT	30 FT
MINIMUM SIDE YARD	7 FT	7 FT	8 FT	8 FT
MINIMUM SIDE YARD ON CORNER LOT	15 FT	15 FT	15 FT	15 FT
MINIMUM REAR YARD	25 FT	25 FT	25 FT	25 FT
MAXIMUM BUILDING HEIGHT	40 FT	40 FT	40 FT	40 FT
MAXIMUM LOT COVERAGE	55%	50%	45%	45%
MINIMUM LOT WIDTH, AS MEASURED AT FRONT SETBACK	55 FT	65 FT	76 FT	86 FT
MINIMUM LOT WIDTH AT THE TERMINUS OF A CUL-DE-SAC, CURVE, OR EYEBROW, AS MEASURED AT FRONT SETBACK	45 FT	55 FT	66 FT	76 FT
MINIMUM LOT DEPTH	100 FT	100 FT	110 FT	125 FT
MINIMUM DWELLING AREA	1,800 SF SINGLE STORY 2,000 SF TWO STORY	2,300 SF SINGLE STORY 2,650 SF TWO STORY	2,500 SF SINGLE STORY 3,000 SF TWO STORY	3,000 SF SINGLE STORY 3,500 SF TWO STORY

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\*THE MAXIMUM TOTAL NUMBER OF LOTS ALLOWED PER ORDINANCE IS 1,870, WEST OF LEGACY. THE MAXIMUM NUMBER OF LOTS ALLOWED PER ORDINANCE IS 750, EAST OF LEGACY. THE MAXIMUM NUMBER OF LOTS ALLOWED PER ORDINANCE IS 1,120.  
 \*\*ANY UNUSED "NUMBER OF LOTS" FROM THE TYPE A CATEGORY MAY BE ADDED TO THE TYPE B CATEGORY SO AS TO INCREASE THE NUMBER OF TYPE B LOTS WITH NO INCREASE IN THE OVERALL PD DENSITY OF 1,870 LOTS.



PHASE ONE DENSITY  
 394 RESIDENTIAL LOTS  
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BENCHMARKS:  
 DAA BM #107,  
 3.5" ALUMINUM DISK STAMPED "DAA" SET ON THE NORTHEAST INTERSECTION OF  
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 CENTERLINE OF COUNTY ROAD #4, 38' (+/-) EAST OF CENTERLINE OF COUNTY  
 ROAD #6  
 ELEVATION=632.049'  
 'X' CUT ON INLET ON THE NORTH SIDE OF WEST PROSPER TRAIL, APPROXIMATELY  
 230' EAST OF RAILROAD TRACKS.  
 ELEVATION=658.271'

LOT CURVE TABLE					
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C76	8'01"06"	268.49'	18.82'	37.57'	N86°27'30"W 37.54'
C77	8'02"59"	291.50'	20.51'	40.95'	S86°28'27"E 40.92'
C78	27'00"00"	50.00'	50.00'	235.62'	N66°22'09"E 70.71'
C79	5'04'43"	500.00'	22.17'	44.32'	S89°07'40"E 44.30'
C80	10'44'37"	300.00'	28.21'	56.25'	S22°56'16"W 56.17'
C81	40'37'26"	536.50'	198.58'	380.39'	N19°48'36"E 372.47'
C82	7'59'26"	503.50'	35.17'	70.22'	S86°30'14"E 70.16'
C83	7'59'26"	526.50'	36.77'	73.43'	S86°30'14"E 73.37'
C84	5'11'40"	100.00'	4.54'	9.07'	N2°05'44"E 9.06'
C85	3'48'42"	280.00'	9.32'	18.63'	S2°24'17"E 18.62'
C86	27'00"00"	50.00'	50.00'	235.62'	S45°29'56"W 70.71'
C87	129°40'00"	50.00'	106.42'	113.16'	N62°32'08"W 90.51'
C88	258'27'47"	50.00'	61.24'	225.55'	S51°16'03"E 77.46'
C89	27'00"00"	50.00'	50.00'	235.62'	S45°29'56"W 70.71'
C91	12'04'03"	300.00'	31.71'	63.19'	N85°38'00"W 63.07'
C92	3'48'42"	280.00'	9.32'	18.63'	S2°24'17"E 18.62'
C93	5'11'10"	280.00'	12.68'	25.34'	S2°05'39"W 25.34'
C94	5'11'10"	280.00'	12.68'	25.34'	S2°05'39"W 25.34'
C96	299'33'07"	50.00'	29.13'	261.41'	N7°08'39"W 50.34'
C97	298'43'02"	50.00'	29.62'	260.68'	N28°54'41"W 50.97'

LOT CURVE TABLE					
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C98	27'00"00"	50.00'	50.00'	235.62'	N45°29'56"W 70.71'
C99	20'01'55"	300.00'	52.98'	104.89'	N61°42'43"W 104.35'
C100	18'02'56"	300.00'	47.65'	94.50'	S75°20'09"E 94.11'
C101	10'19'11"	300.00'	27.09'	54.03'	S79°12'02"E 53.96'
C102	14'26'09"	500.00'	63.32'	125.98'	S81°49'03"E 125.64'
C105	4'56'03"	400.00'	17.23'	34.45'	N44°04'22"E 34.44'
C106	16'36'36"	400.00'	58.39'	115.96'	N49°54'39"E 115.55'
C107	6'24'33"	400.00'	22.40'	44.74'	N49°44'40"E 44.72'
C108	6'24'33"	400.00'	22.40'	44.74'	N49°44'40"E 44.72'
C109	299'49'36"	50.00'	28.97'	261.65'	S53°36'30"W 50.13'
C110	299'33'07"	50.00'	29.13'	261.41'	S53°24'36"W 50.34'
C111	269'09'02"	50.00'	50.75'	234.88'	S15°57'52"W 71.23'
C112	27'00"00"	50.00'	50.00'	235.62'	S44°34'26"W 70.71'
C113	27'00"00"	50.00'	50.00'	235.62'	N0°26'15"E 70.71'
C114	299'58'43"	50.00'	28.88'	261.78'	N59°12'25"E 50.02'
C115	264'47'03"	50.00'	54.77'	231.07'	N42°34'26"W 73.85'
C117	132'01'01"	50.00'	112.35'	115.21'	N60°21'45"E 91.36'
C118	27'00"00"	50.00'	50.00'	235.62'	S45°29'56"W 70.71'
C119	90°13'41"	5.00'	5.02'	7.87'	N33°50'55"W 7.09'
C120	0°38'13"	1261.50'	7.01'	14.02'	N79°16'52"W 14.02'

LOT CURVE TABLE					
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C121	12'04'03"	266.50'	28.17'	56.13'	N85°38'00"W 56.03'
C122	16'11'04"	5.00'	30.17'	14.07'	S74°44'37"W 9.87'
C123	5'48'37"	265.50'	13.47'	26.92'	S77°30'17"E 26.91'
C124	11'31'01"	1239.50'	13.16'	26.32'	N79°48'06"W 26.32'
C125	89°32'29"	10.00'	9.92'	15.63'	N56°02'10"E 14.09'
C126	90°13'41"	5.00'	5.02'	7.87'	S60°13'47"W 7.09'
C127	2'55'41"	1260.50'	32.22'	64.42'	N73°11'32"W 64.41'
C128	6'02'51"	265.50'	10.47'	20.93'	S44°12'35"E 20.93'
C129	166°38'49"	5.00'	42.71'	14.54'	N17°38'35"E 9.93'
C130	5'19'36"	333.50'	15.51'	31.01'	N81°41'49"W 30.99'
C131	10'19'11"	266.50'	24.07'	48.00'	S79°12'02"E 47.94'
C132	0°23'06"	1238.50'	4.16'	8.32'	N74°13'59"W 8.32'
C133	89°32'28"	10.00'	9.92'	15.63'	S29°39'18"E 14.09'
C134	90°00'00"	5.00'	5.00'	7.87'	S45°29'56"E 7.07'
C135	1°50'08"	995.50'	15.95'	31.89'	S0°25'08"W 31.89'
C136	7°33'41"	466.80'	30.85'	61.62'	S5°07'23"W 61.57'
C137	165°34'56"	5.00'	39.53'	14.45'	N87°59'45"W 9.92'
C138	6°51'56"	466.50'	27.98'	55.90'	N1°46'19"W 55.87'
C139	2°09'35"	978.52'	18.45'	36.89'	S0°34'51"W 36.88'
C140	90°00'00"	10.00'	10.00'	15.71'	N44°30'04"E 14.14'

ROADWAY CURVE TABLE					
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C4	90°00'00"	45.00'	45.00'	70.69'	S45°29'56"E 63.64'
C5	90°02'31"	45.00'	45.03'	70.72'	N44°28'48"E 63.66'
C6	8'03'57"	500.00'	35.25'	70.39'	N85°23'36"E 70.33'
C7	42°55'12"	765.00'	300.72'	573.06'	N67°59'59"E 559.75'
C8	129°57'	800.00'	10.47'	20.93'	S44°12'35"E 20.93'
C9	29°06'30"	740.00'	192.12'	375.95'	N31°59'08"E 371.92'
C10	23°34'16"	300.00'	62.59'	123.42'	S77°47'18"W 122.55'
C11	20°32'20"	700.00'	126.83'	250.93'	N33°11'27"W 249.59'
C12	23°38'34"	1216.00'	254.51'	501.77'	N34°44'33"W 498.22'
C13	37°52'03"	350.00'	120.06'	231.32'	N27°37'49"W 227.13'
C14	14°31'07"	590.00'	75.16'	149.51'	N39°16'49"E 149.11'
C15	12°50'49"	1635.00'	184.07'	366.60'	N52°57'48"E 365.83'
C16	12°23'12"	640.00'	69.45'	138.36'	S37°16'01"E 138.09'
C17	28°27'57"	894.00'	226.76'	444.16'	S34°05'56"E 439.61'
C18	18°59'54"	850.00'	142.23'	281.85'	S38°49'57"E 280.56'
C19	81°3'39"	1000.00'	71.92'	143.60'	S48°40'35"E 143.47'
C20	33°51'30"	572.00'	174.11'	338.02'	S35°51'39"E 333.12'
C21	32°40'26"	300.00'	87.94'	171.08'	N48°35'11"W 168.77'
C22	28°58'29"	500.00'	129.19'	252.85'	S07°35'58"W 250.17'
C23	181°09'49"	250.00'	24620.19'	790.48'	S68°29'42"E 499.97'

ROADWAY CURVE TABLE					
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C24	34°08'02"	300.00'	92.10'	178.72'	N37°59'25"E 176.09'
C25	27°31'33"	330.00'	80.83'	158.54'	N41°17'39"E 157.02'
C26	28°44'07"	400.00'	102.46'	200.61'	N13°52'07"E 198.51'
C27	27°07'03"	300.00'	72.35'	141.99'	N13°03'35"E 140.67'
C28	96°35'29"	45.00'	50.50'	75.86'	N74°54'51"E 67.19'
C29	22°04'15"	300.00'	58.51'	115.56'	S45°45'17"E 114.85'
C30	55°46'47"	300.00'	158.77'	292.06'	S62°36'33"E 280.66'
C31	32°10'06"	300.00'	86.50'	168.43'	N15°35'06"E 166.23'
C32	50°05'54"	300.00'	140.21'	262.31'	N24°33'00"E 254.04'
C33	21°13'18"	250.00'	46.84'	92.60'	S52°11'36"E 92.07'
C34	48°54'59"	250.00'	113.71'	213.44'	S66°02'27"E 207.01'
C35	24°06'23"	300.00'	64.06'	126.22'	N77°26'52"E 125.29'
C36	55°55'36"	45.00'	23.89'	43.92'	S62°32'08"E 42.20'
C37	34°04'24"	870.00'	266.59'	517.38'	S17°32'08"E 509.79'
C38	22°36'24"	300.00'	59.96'	118.37'	S78°11'52"W 117.60'
C39	31°10'30"	300.00'	83.69'	163.23'	S15°05'19"W 161.23'
C40	58°49'30"	45.00'	25.37'	46.20'	S60°05'19"W 44.20'
C41	25°58'03"	775.00'	178.69'	351.25'	N76°31'02"E 348.25'
C42	9°27'11"	500.00'	41.34'	82.49'	N84°46'28"E 82.40'
C43	9°27'11"	460.00'	38.03'	75.89'	N84°46'28"E 75.81'

ROADWAY CURVE TABLE					
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C44	15°38'08"	1000.00'	137.30'	272.89'	S82°40'52"E 272.05'
C45	15°38'08"	975.00'	133.87'	266.07'	S82°40'52"E 265.25'
C46	17°22'32"	450.00'	68.76'	136.47'	N80°48'48"E 135.94'
C47	16°26'55"	450.00'	65.04'	129.19'	N80°20'59"E 128.74'
C48	25°30'23"	300.00'	67.90'	133.55'	N76°44'52"E 132.45'
C49	17°54'35"	300.00'	47.27'	93.78'	S81°32'39"E 93.39'
C50	55°10'24"	425.00'	222.06'	409.26'	N27°05'15"E 393.63'
C52	31°10'19"	1525.00'	425.39'	829.68'	N70°15'37"E 819.49'
C53	89°16'12"	45.00'	44.43'	70.11'	N41°12'40"E 63.23'
C54	90°38'09"	45.00'	45.50'	71.19'	S48°44'30"E 63.99'
C55	25°41'13"	1847.00'	421.10'	828.05'	S73°05'48"E 821.13'
C56	50°54'41"	300.00'	142.81'	266.57'	N64°02'43"E 257.89'
C57	90°00'00"	45.00'	45.00'	70.69'	S45°29'56"E 63.64'
C58	28°48'41"	513.50'	131.90'	258.22'	S13°54'14"W 255.50'
C59	10°44'37"	332.00'	31.22'	62.25'	S22°56'16"W 62.16'
C60	4°36'17"	300.00'	12.06'	24.11'	S15°51'49"W 24.10'
C61	4°58'13"	500.00'	21.70'	43.37'	S13°51'31"E 43.36'
C62	15°50'42"	500.00'	69.58'	138.27'	S08°25'17"E 137.83'
C63	1°50'08"	1000.00'	16.02'	32.04'	S00°25'08"W 32.04'
C64	5°12'01"	470.00'	21.34'	42.66'	S03°56'12"W 42.64'

LOT CURVE TABLE					
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C141	69°56'09"	10.00'	6.99'	12.21'	S26°49'24"W 11.46'
C142	117°42'35"	5.00'	8.27'	10.27'	N59°21'14"W 8.56'
C143	167°52'48"	3.00'	28.26'	8.79'	N83°26'28"E 5.97'
C144	4°28'28"	496.50'	19.40'	38.77'	S10°22'54"E 38.76'
C145	90°00'00"	10.00'	10.00'	15.71'	N88°27'37"W 14.14'
C146	90°00'00"	5.00'	5.00'	7.85'	N13°23'23"E 7.07'
C147	6'24'33"	365.50'	20.46'	40.89'	N49°44'40"E 40.86'
C148	1°26'30"	434.50'	5.47'	10.93'	S52°13'41"W 10.93'
C149	166°52'58"	5.00'	43.49'	14.56'	S45°03'05"E 9.93'
C150	8'08'59"	366.50'	26.11'	52.13'	S42°27'54"W 52.09'
C151	8'48'14"	365.50'	28.14'	56.16'	S50°56'30"W 56.11'
C152	169°24'52"	5.00'	53.97'	14.78'	N39°56'57"W 9.96'
C153	3'09'09"	433.50'	11.93'	23.85'	S43°10'55"W 23.85'
C154	4°56'03"	366.50'	15.79'	31.56'	N44°04'22"E 31.55'
C155	90°00'00"	10.00'	10.00'	15.71'	S88°27'37"E 14.14'
C156	90°00'00"	5.00'	5.00'	7.85'	S13°23'23"W 7.07'

LOT LINE TABLE		
LINE	BEARING	LENGTH
T1	N8°44'41"W	20.54'
T2	N35°49'19"E	13.73'
T3	S76°50'14"W	10.00'
T4	S89°58'52"W	16.23'
T5	S47°30'46"E	14.63'
T6	S44°30'04"W	14.14'
T7	S45°29'56"E	35.36'
T30	S0°32'28"E	10.54'
T31	S44°06'33"W	14.23'
T32	S82°26'58"E	32.01'
T33	N50°05'49"W	14.03'
T35	S88°19'59"W	50.45'
T36	S57°15'12"W	14.32'
T37	N45°32'28"W	14.14'
T38	S44°18'26"W	14.10'
T39	N44°27'32"E	14.14'
T40	S45°32'28"E	14.14'
T41	N45°32'28"W	14.14'
T42	S66°01'58"W	13.27'
T43	N44°27'32"E	14.14'

LOT LINE TABLE		
LINE	BEARING	LENGTH
T44	S17°42'12"E	13.46'
T45	N45°32'26"W	14.14'
T46	S37°56'44"W	14.43'
T47	N44°27'32"E	14.14'
T48	S45°32'28"E	14.14'

OWNER'S CERTIFICATE AND DEDICATION

STATE OF TEXAS §  
COUNTY OF COLLIN §

BEING a tract of land situated in the COLLIN COUNTY SCHOOL LAND #12 SURVEY, ABSTRACT NO. 147, Collin County, Texas and being part of a tract of land conveyed to Blue Star Allen Land, LP, and described as Parcel III, according to the document filed of record in Document Number 2011063000676920, Deed Records, Collin County, Texas, and being part of a tract of land conveyed to Blue Star Allen Land, LP, according to the document filed of record in Document Number 2011230001411880, Deed Records, Collin County, Texas, and being part of a tract of land conveyed to 183 Land Corporation, Inc., and described as Tract Two and Tract Three, according to the document filed of record in Document Number 97-0005168, Deed Records, Collin County, Texas, and being more particularly described as follows:

COMMENCING at a 1/2 inch iron rod found for the southeast corner of said Tract Three, being common with the southwest corner of a tract of land conveyed to Collin County, Texas, according to the document filed of record in Document Number 20060912001319220, Deed Records, Collin County, Texas, being the most easterly northeast corner of said Blue Star Allen Land, LP tract recorded in Document Number 2011063000676920, and being common with the northwest corner of a tract of land conveyed to Collin County, Texas, according to the document filed of record in Document Number 200500188861, Deed Records, Collin County, Texas;

THENCE South 01° 25' 33" East, leaving said common corner and with the east line of said Blue Star Allen Land, LP tract, being common with the west line of said Collin County, Texas tract recorded in Document Number 200500188861, a distance of 5.20 feet to the POINT OF BEGINNING of the tract of land described herein;

THENCE South 01° 25' 33" East, continuing with said common line, a distance of 60.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

THENCE Leaving said common line, over and across the above mentioned Blue Star Allen Land, LP tracts recorded in Document Number 2011063000676920 and 2011230001411880, the following fifty-eight (58) courses and distances:

South 88° 34' 27" West, a distance of 286.91 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set at the beginning of a curve to the left having a central angle of 16° 26' 55", a radius of 420.00 feet and a chord bearing and distance of South 80° 20' 59" West, 120.16 feet;

With said curve to the left, an arc distance of 120.57 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

South 72° 07' 32" West, a distance of 122.03 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set at the beginning of a curve to the right having a central angle of 17° 22' 32", a radius of 480.00 feet and a chord bearing and distance of South 80° 48' 48" West, 145.01 feet;

With said curve to the right, an arc distance of 145.56 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

South 89° 30' 04" West, a distance of 403.30 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set at the beginning of a curve to the right having a central angle of 15° 38' 08", a radius of 1,005.00 feet and a chord bearing and distance of North 82° 40' 52" West, 273.41 feet;

With said curve to the right, an arc distance of 274.26 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set at the beginning of a reverse curve to the left having a central angle of 15° 38' 08", a radius of 970.00 feet and a chord bearing and distance of North 82° 40' 52" West, 263.89 feet

With said curve to the left, an arc distance of 264.71 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

South 89° 30' 04" West, a distance of 135.22 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

South 44° 30' 04" West, a distance of 14.14 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

South 00° 29' 56" East, a distance of 96.93 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set at the beginning of a curve to the left having a central angle of 03° 18' 36", a radius of 400.00 feet and a chord bearing and distance of South 02° 09' 15" East, 23.11 feet;

With said curve to the left, an arc distance of 23.11 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

South 47° 30' 46" East, a distance of 14.63 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

South 89° 58' 52" West, a distance of 82.16 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set at the beginning of a non-tangent curve to the right having a central angle of 02° 05' 31", a radius of 455.00 feet and a chord bearing and distance of South 10° 43' 48" East, 16.61 feet;

With said curve to the right, an arc distance of 16.61 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

South 89° 30' 04" West, a distance of 540.58 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

South 74° 46' 05" West, a distance of 82.29 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

South 73° 13' 21" West, a distance of 89.59 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set at the beginning of a non-tangent curve to the left having a central angle of 00° 10' 46", a radius of 785.00 feet and a chord bearing and distance of North 13° 04' 23" West, 2.46 feet;

With said curve to the left, an arc distance of 2.46 fee to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

South 76° 50' 14" West, a distance of 60.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set at the beginning of a non-tangent curve to the left having a central angle of 08° 54' 10", a radius of 725.00 feet and a chord bearing and distance of North 17° 36' 51" West, 112.54 feet;

With said curve to the left, an arc distance of 112.65 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

North 28° 54' 29" West, a distance of 71.02 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set at the beginning of a curve to the left having a central angle of 02° 03' 40", a radius of 720.00 feet and a chord bearing and distance of North 28° 42' 58" West, 25.90 feet;

With said curve to the left, and arc distance of 25.90 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

North 29° 44' 48" West, a distance of 98.35 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

South 60° 15' 35" West, a distance of 94.34 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

South 61° 38' 59" West, a distance of 84.94 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

South 64° 04' 24" West, a distance of 84.94 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

South 66° 29' 50" West, a distance of 84.94 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

South 68° 55' 15" West, a distance of 84.94 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

South 71° 20' 41" West, a distance of 84.94 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

South 73° 46' 06" West, a distance of 84.94 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

South 76° 11' 32" West, a distance of 84.94 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

South 78° 36' 57" West, a distance of 84.94 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

South 81° 17' 09" West, a distance of 102.20 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

South 84° 12' 08" West, a distance of 102.20 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

South 86° 08' 58" West, a distance of 94.65 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

North 01° 48' 33" East, a distance of 137.69 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

North 03° 25' 26" West, a distance of 372.17 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set at the beginning of a non-tangent curve to the left having a central angle of 05° 50' 35", a radius of 1,500.00 feet and a chord bearing and distance of North 85° 33' 53" East, 152.90 feet;

With said curve to the left, an arc distance of 152.97 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

North 35° 49' 19" East, a distance of 13.73 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set at the beginning of a non-tangent curve to the left having a central angle of 34° 52' 19", a radius of 325.00 feet and a chord bearing and distance of North 29° 07' 41" West, 194.77 feet;

With said curve to the left, an arc distance of 197.80 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set at the beginning of a reverse curve to the right having a central angle of 15° 01' 23", a radius of 1,241.00 feet and a chord bearing and distance of North 39° 03' 09" West, 324.46 feet;

With said curve to the left, an arc distance of 325.39 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

South 59° 03' 38" West, a distance of 107.82 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

South 68° 04' 31" West, a distance of 99.90 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

South 89° 34' 26" West, a distance of 493.95 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

North 72° 34' 07" West, a distance of 80.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set at the beginning of a non-tangent curve to the right having a central angle of 29° 06' 30", a radius of 770.00 feet and a chord bearing and distance of North 31° 59' 08" East, 387.00 feet;

With said curve to right, an arc distance of 391.19 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

North 46° 32' 23" East, a distance of 400.84 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set at the beginning of a curve to the left having a central angle of 12° 50' 19", a radius of 400.00 feet and a chord bearing and distance of North 40° 07' 14" East, 89.44 feet;

With said curve to the left, an arc distance of 89.63 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set at the beginning of a reverse curve to the right having a central angle of 12° 50' 19", a radius of 400.00 feet and a chord bearing and distance of North 40° 07' 14" East, 89.44 feet;

With said curve to the right, an arc distance of 89.63 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

North 46° 32' 23" East, a distance of 168.32 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set at the beginning of a curve to the right having a central angle of 24° 34' 14", a radius of 400.00 feet and a chord bearing and distance of North 58° 49' 30" East, 170.22 feet;

With said curve to the right, an arc distance of 171.53 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set at the beginning of a reverse curve to the left having a central angle of 08° 20' 16", a radius of 400.00 feet and a chord bearing and distance of North 66° 56' 29" East, 58.16 feet;

With said curve to the left, an arc distance of 58.21 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set at the beginning of a reverse curve to the right having a central angle of 17° 28' 58", a radius of 790.00 feet and a chord bearing and distance of North 71° 30' 50" East, 240.12 feet;

With said curve to the right, an arc distance of 241.06 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

North 09° 44' 41" West, a distance of 20.54 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

North 00° 32' 28" West, a distance of 931.90 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

South 89° 27' 35" West, a distance of 849.99 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

North 00° 32' 25" West, a distance of 45.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner in north line of the above mentioned Blue Star Allen Land, LP tract recorded in Document Number 2011230001411880, being located within County Road 4, also known as Prosper Trail;

THENCE North 89° 27' 35" East, along said Prosper Trail, passing at a distance of 312.25 feet, an iron rod found, and passing at a distance of 332.97 feet, a 5/8 inch iron rod found, and continuing for a total distance of 1,054.09 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner, from which a 1/2 inch iron rod found bears South 00° 21' 13" West, 1.16 feet;

THENCE North 89° 30' 04" East, continuing along said Prosper Trail, passing at a distance of 828.39 feet, a PK nail found, and passing at a distance of 319.85 feet, a spindle found, and continuing for a total distance of 3,197.36 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner in the west line of the above mentioned Collin County, Texas tract recorded in Document Number 20060912001319220, and being at the beginning of a curve to the left having a central angle of 00° 24' 34", a radius of 17,388.73 feet and a chord bearing and distance of South 00° 20' 16" East, 124.24 feet;

THENCE With said west line and said curve to the left, an arc distance of 124.24 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

THENCE Leaving said west line, over and across the above mentioned 183 Land Corporation, Inc. tracts and the above mentioned Blue Star Allen Land, LP tract, the following eighteen (18) courses and distances:

North 45° 35' 32" West, a distance of 62.67 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

South 89° 30' 04" West, a distance of 155.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

North 80° 34' 21" West, a distance of 203.04 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

South 89° 30' 04" West, a distance of 519.16 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner at the beginning of a curve to the left having a central angle of 07°59'26", a radius of 503.50 feet and a chord bearing and distance of South 85° 30' 21" West, 70.16 feet;

With said curve to the left, an arc distance of 70.22 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner at the beginning of a reverse curve to the right having a central angle of 07° 59' 26", a radius of 526.50 feet and a chord bearing and distance of South 85° 30' 21" West, 73.37 feet;

With said curve to the right, an arc distance of 73.43 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

South 89° 30' 04" West, a distance of 205.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

South 00° 29' 57" East, a distance of 817.69 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set at the beginning of a curve to the left having a central angle of 34° 04' 24", a radius of 1100.00 feet and a chord bearing and distance of South 17° 32' 08" East, 644.56 feet;

With said curve to the left, an arc distance of 654.16 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

South 34° 34' 20" East, a distance of 153.52 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set at the beginning of a curve to the right having a central angle of 34° 04' 24", a radius of 1,100.00 feet and a chord bearing and distance of South 17° 32' 08" East, 644.56 feet;

With said curve to the right, an arc distance of 654.16 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

South 00° 29' 56" East, a distance of 442.32 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

South 45° 29' 56" East, a distance of 35.36 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

North 89° 30' 04" East, a distance of 174.76 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set at the beginning of a curve to the left having a central angle of 17° 22' 32", a radius of 420.00 feet and a chord bearing and distance of North 80° 48' 48" East, 126.88 feet;

With said curve to the left, an arc distance of 127.37 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

North 72° 07' 32" East, a distance of 122.03 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set at the beginning of a curve to the right having a central angle of 16° 26' 55", a radius of 480.00 feet and a chord bearing and distance of North 80° 20' 59" East, 137.33 feet;

With said curve to the right, an arc distance of 137.80 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

North 88° 34' 27" East a distance of 286.91 feet to the POINT OF BEGINNING and containing 175.787 acres of land, more or less.

PHASE ONE DENSITY  
394 RESIDENTIAL LOTS  
30 COMMON AREA LOTS  
175.789 ACRES  
73 TYPE "A" LOTS OF 6,875 SF MIN.  
136 TYPE "B" LOTS OF 8,125 SF MIN.  
54 TYPE "C" LOTS OF 10,260 SF MIN.  
131 TYPE "D" LOTS OF 11,610 SF MIN.  
PD-66; SINGLE FAMILY-ZONING ORDINANCE #14-31  
D15-0095  
FINAL PLAT

STAR TRAIL PHASE ONE

AN ADDITION TO THE TOWN OF PROSPER  
PART OF 518.123 ACRE TRACT OF LAND OUT OF THE  
COLLIN CO. SCHOOL LAND NO. 12 SURVEY  
ABSTRACT NO. 147

IN THE  
TOWN OF PROSPER  
COLLIN COUNTY, TEXAS

NOVEMBER 2015 SCALE: 1"=60'

OWNER/DEVELOPER  
BLUE STAR ALLEN LAND, LP.  
1 COWBOYS PARKWAY  
IRVING, TEXAS 75063

FAX: 214-387-7781  
CONTACT: SCOTT SHIPP  
PH: 972-543-2412  
PLANNER/ENGINEER/SURVEYOR



DOWDY, ANDERSON & ASSOCIATES, INC.  
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694  
STATE REGISTRATION NUMBER: F-399

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT BLUE STAR ALLEN LAND, LP acting herein by and through its duly authorized officers, do hereby certify and adopt this plat designating the herein above described property as STAR TRAIL, PHASE ONE, an addition to the Town of Prosper, and does hereby dedicate to the public use forever, the streets and alleys shown thereon. BLUE STAR ALLEN LAND, LP. do herein certify the following:

1. The streets and alleys are dedicated in fee simple for street and alley purposes.
2. All public improvements and dedications shall be free and clear of all debt, liens, and/or encumbrances.
3. The easements and public use areas, as shown, are dedicated for the public use forever for the purposes indicated on this plat.
4. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in landscape easements if approved by the Town of Prosper.
5. The Town of Prosper is not responsible for replacing any improvements in, under, or over any easements caused by maintenance or repair.
6. Utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and Town of Prosper's use thereof.
7. The Town of Prosper and public utilities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in the easements.
8. The Town of Prosper and public utilities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.
9. All modifications to this document shall be by means of plat and approved by the Town of Prosper.

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.

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.

DRAINAGE AND DETENTION EASEMENT

This plat is hereby adopted by the Owners and approved by the Town of Prosper (Called "Town") subject to the following conditions which shall be binding upon the Owners, their heirs, grantees, successors and assigns: a portion of Lot 3X Block E & 8X Block G, as shown on the plat is called "Drainage and Detention Easement". The Drainage and Detention Easement within the limits of this addition, will remain open at all times and will be maintained in a safe and sanitary condition by the owners of the lot or lots that are traversed by or adjacent to the Drainage and Detention Easement. The Town will not be responsible for the maintenance and operation of said Easement or for any damage to private property or person that results from conditions in the Easement, or for the control of erosion. No 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 Detention Easement, as herein above defined, unless approved by the Town Engineer. Provided, however, it is understood that in the event it becomes necessary for the Town to erect or consider erecting any type of drainage structure in order to improve the storm drainage that may be occasioned by drainage in or adjacent to the subdivision, then in such event, the Town shall have the right to enter upon the Drainage and Detention Easement at any point, or points, to investigate, survey or to erect, construct and maintain any drainage facility deemed necessary for drainage purposes. Each property owner shall keep the Drainage and Detention Easement clean and free of debris, silt, and any substance which would result in unsanitary conditions or obstruct the flow of water, and the Town shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the property owner to alleviate any undesirable conditions which may occur. The natural drainage through the Drainage and Detention Easement is subject to storm water overflow and natural bank erosion to an extent which cannot be definitely defined. The Town shall not be held liable for any damages of any nature resulting from the occurrence of these natural phenomena, or resulting from the failure of any structure or structures, within the easement.

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

WITNESS, my hand, this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

BLUE STAR ALLEN LAND, LP.  
a Texas limited partnership

By: Blue Star Investments, Inc.  
a Texas corporation  
its General Partner

By: \_\_\_\_\_  
Name: Joe Hickman  
Title: Vice President

STATE OF TEXAS §  
COUNTY OF DALLAS §

BEFORE me the undersigned, a Notary Public, on this day personally appeared Joe Hickman, Vice President of Blue Star Investments Inc., a Texas corporation, General Partner of Blue Star Allen Land, LP, a Texas limited partnership 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 consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Notary Public in and for the State of Texas

SURVEYORS CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, Sean Patton, 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 property placed under my personal supervision, in accordance with the Subdivision Regulations of the Town of Prosper, Texas.

Dated this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
SEAN PATTON  
Registered Professional Land Surveyor No. 5660

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 Sean Patton, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed and in the capacity therein stated.

GIVEN under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Notary Public in and for the State of Texas

CERTIFICATE OF APPROVAL

Approved this \_\_\_th day of \_\_\_\_\_, 20\_\_\_\_ by the Planning and Zoning Commission of the Town of Prosper, Texas.

\_\_\_\_\_  
Planning and Zoning Commission Chair

\_\_\_\_\_  
Town Secretary

\_\_\_\_\_  
Development Services Department

\_\_\_\_\_  
Engineering Department

PHASE ONE DENSITY  
394 RESIDENTIAL LOTS  
30 COMMON AREA LOTS  
175.787 ACRES  
80 TYPE "A" LOTS OF 6,875 SF MIN.  
142 TYPE "B" LOTS OF 8,125 SF MIN.  
90 TYPE "C" LOTS OF 10,260 SF MIN.  
82 TYPE "D" LOTS OF 11,610 SF MIN.  
PD-66; SINGLE FAMILY-ZONING ORDINANCE #14-31  
D15-0095

FINAL PLAT  
STAR TRAIL PHASE ONE

AN ADDITION TO THE TOWN OF PROSPER  
PART OF 518.123 ACRE TRACT OF LAND OUT OF THE  
COLLIN CO. SCHOOL LAND NO. 12 SURVEY  
ABSTRACT NO. 147  
IN THE  
TOWN OF PROSPER  
COLLIN COUNTY, TEXAS

NOVEMBER 2015 SCALE: 1"=60'

OWNER/DEVELOPER  
BLUE STAR ALLEN LAND, LP.  
1 COWBOYS PARKWAY  
IRVING, TEXAS 75063

FAX: 214-387-7781  
CONTACT: SCOTT SHIPP  
PH: 972-543-2412  
PLANNER/ENGINEER/SURVEYOR

 **DOWDEY, ANDERSON & ASSOCIATES, INC.**  
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694  
STATE REGISTRATION NUMBER: F-399



*Prosper is a place where everyone matters.*

## PLANNING

**To: Planning & Zoning Commission**

**From: Jonathan Hubbard, Planner**

**Through: Alex Glushko, AICP, Senior Planner**

**Re: Planning & Zoning Commission Meeting – January 5, 2016**

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**Agenda Item:**

Consider and act upon a Preliminary Site Plan for a commercial development (Saddle Creek Commercial), on 15.0± acres, located on the northwest corner of Preston Road and Prosper Trail. This property is zoned Planned Development-31 (PD-31). (D15-0098).

**Description of Agenda Item:**

The Preliminary Site Plan shows 6 lots with bank, office, retail, and restaurant buildings totaling 147,193 square feet. Access is provided from Preston Road and Prosper Trail. Adequate parking has been provided. The Preliminary Site Plan conforms to the PD-31 development standards.

**Budget Impact:**

There are no significant budget implications associated with the approval of this Preliminary Site Plan.

**Legal Obligations and Review:**

The Preliminary Site Plan meets minimum development requirements.

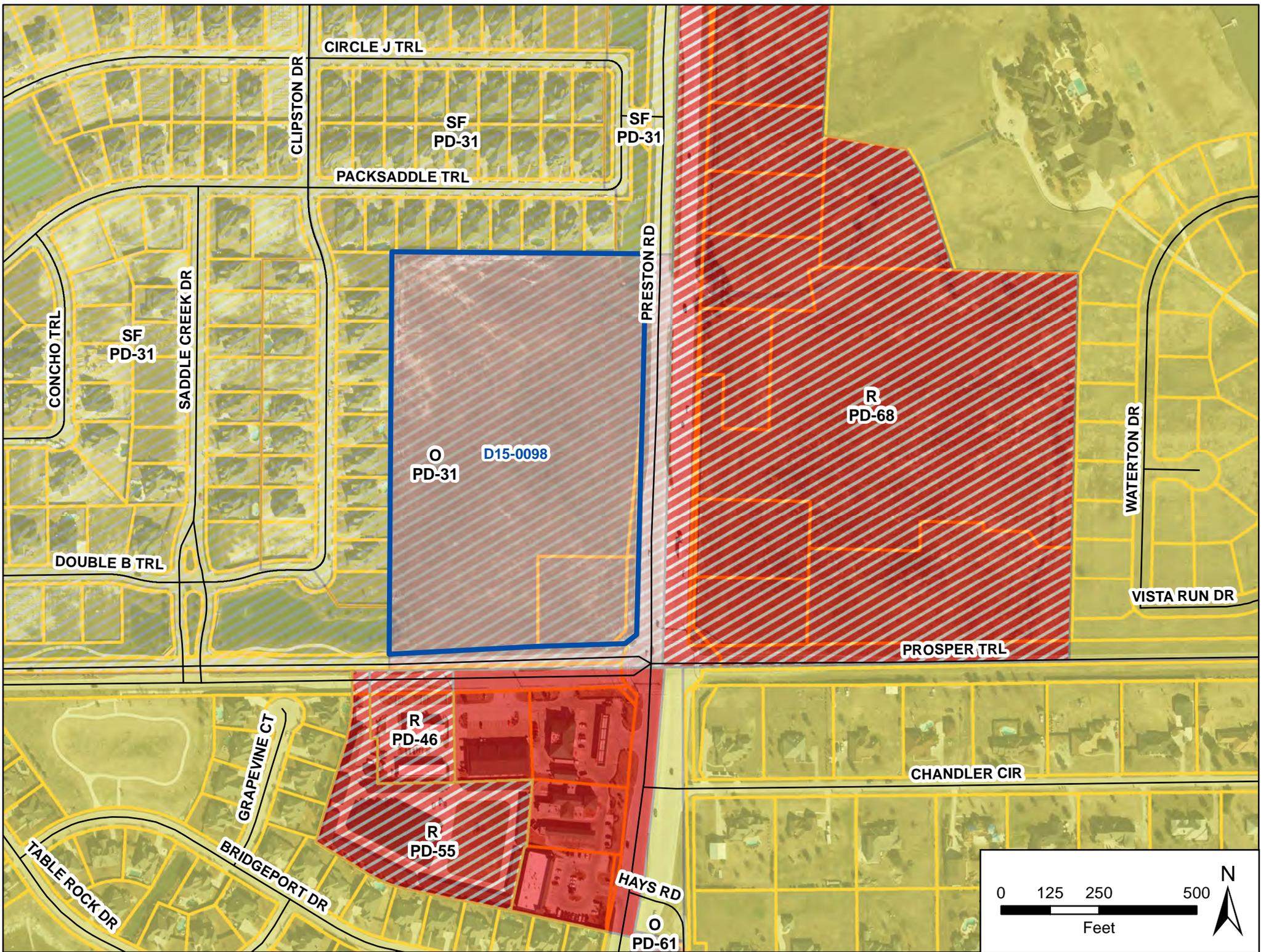
**Attached Documents:**

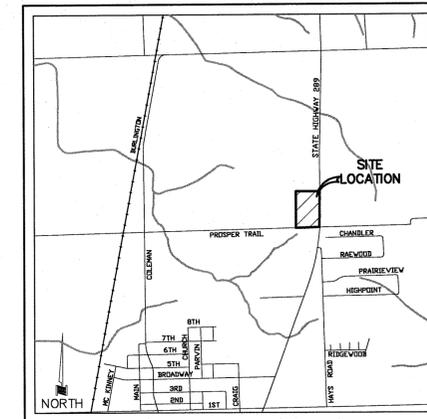
1. Surrounding zoning map
2. Preliminary Site Plan

**Town Staff Recommendation:**

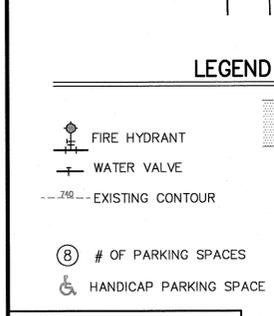
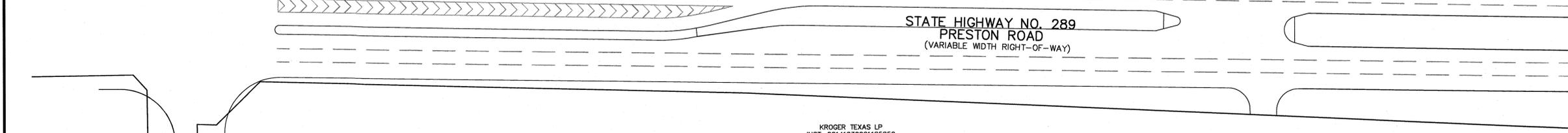
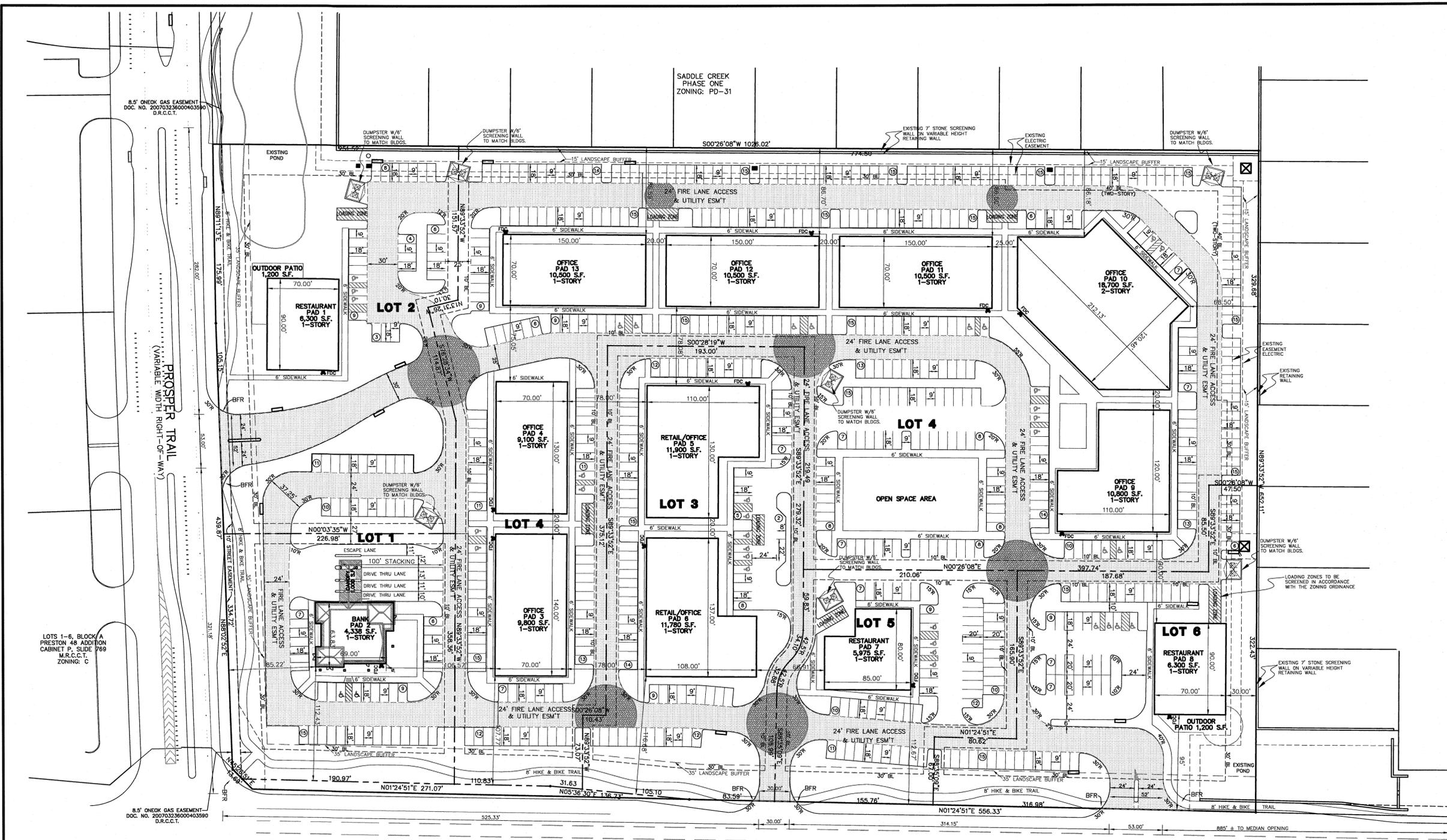
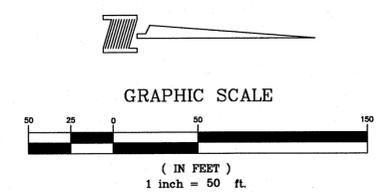
Town staff recommends approval of the Preliminary Site Plan subject to:

1. Town staff approval of preliminary water, sewer, and drainage plans.
2. Town staff approval of all emergency access, fire hydrants, fire department connections (FDC) and fire lanes, including widths, radii, and location.





LOCATION MAP NOT TO SCALE



KROGER TEXAS LP  
INST. 20141030001185850  
D.R.C.C.T.

CURVE TABLE				
CURVE	DELTA	RADIUS	TANGENT LENGTH	CHORD
C1	10°49'12"	112.50'	10.85'	21.24'
C2	10°49'12"	112.50'	10.85'	21.24'
C3	45°38'12"	42.50'	18.03'	34.10'
C4	44°39'29"	42.50'	17.46'	33.13'

CASE # D15-0098  
6 OFFICE/RETAIL LOTS ~ 15.000 ACRES  
PRELIMINARY SITE PLAN  
**SADDLE CREEK COMMERCIAL**  
AN ADDITION TO THE TOWN OF PROSPER  
S. RICE SURVEY ~ ABSTRACT NO. 787  
COLLIN COUNTY, TEXAS

NOVEMBER 02, 2015 SCALE: 1"=50'  
OWNER  
**SADDLE CREEK INVESTMENTS, LTD.**  
6900 DALLAS PARKWAY SUITE 780  
(972)608-5388 PLANO, TEXAS 75024  
OWNER - LOT 1  
**LEGACYTEXAS BANK**  
5851 LEGACY CIRCLE SUITE 1200  
(972)758-1570 PLANO, TEXAS 75024  
ENGINEER/SURVEYOR

**DOWDEY, ANDERSON & ASSOCIATES, INC.**  
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694  
STATE REGISTRATION NUMBER: F-399

**SITE PLAN NOTES**

Any revision to this plan will require town approval and will require revisions to any corresponding plans to avoid conflicts between plans.

- 1) Dumpsters and trash compactors shall be screened in accordance with the Zoning Ordinance.
- 2) Open storage, where permitted, shall be screened in accordance with the Zoning Ordinance.
- 3) Outdoor lighting shall comply with the lighting and glare standards contained within the Zoning Ordinance and Subdivision Regulation Ordinance.
- 4) Landscaping shall conform to landscape plans approved by the town.
- 5) All elevations shall comply with the standards contained within the Zoning Ordinance.
- 6) Buildings of 5,000 square feet or greater shall be 100% fire sprinkled. Alternative fire protection measures may be approved by the Fire Department.
- 7) Fire lanes shall be designed and constructed per town standards or as directed by the Fire Department.
- 8) Two points of access shall be maintained for the property at all times.
- 9) Speed bumps/humps are not permitted within a fire lane.
- 10) Handicapped parking areas and building accessibility shall conform to the Americans with Disabilities Act (ADA) and with the requirements of the current, adopted Uniform Building Code.
- 11) All signage is subject to Building Official approval.
- 12) All fences and retaining walls shall be shown on the site plan and are subject to Building Official approval.
- 13) All exterior building materials are subject to Building Official approval and shall conform to the approved facade plan.
- 14) Sidewalks of not less than six (6') feet in width along thoroughfares and collectors and five (5') in width along residential streets, and barrier free ramps at all curb crossings shall be provided per Town standards.
- 15) Approval of the site plan is not final until all engineering plans are approved by the Engineering Department.
- 16) Site plan approval is required prior to grading release.
- 17) All new electrical lines shall be installed and/or relocated underground.
- 18) All mechanical equipment shall be screened from public view in accordance with the Zoning Ordinance.
- 19) Shared parking agreement must be filed with Town prior to any final site plans with shared parking approved by Town.

SITE DATA SUMMARY	LOT 1	LOT 2	LOT 3	LOT 4	LOT 5	LOT 6	TOTAL
1. ZONING:	PD-31	PD-31	PD-31	PD-31	PD-31	PD-31	
2. PROPOSED USE:	BANK	RESTAURANT	OFFICE/RETAIL	OFFICE	RESTAURANT	RESTAURANT	
3. PROJECT AREA	1.2 AC. 54,209 SF	2.0 AC 88,125 SF	1.9 AC 84,095 SF	7.2 AC 311,821 SF	1.1 AC 46,762 SF	1.5 AC 64,750 SF	14.9 AC 649,762 SF
4. BUILDING AREA	4,338 SF	7,500 SF (6,300 SF MAIN/ 1,200 SF OUTDOOR DINING)	23,680 SF	98,200 SF	5,975 SF	7,500 SF (6,300 SF MAIN/ 1,200 SF OUTDOOR DINING)	147,193 SF
5. BUILDING HEIGHT	MAX 40.0'	MAX 30.0'	MAX 30.0'	MAX 30.0'-40.0'	MAX 30.0'	MAX 30.0'	MAX 30.0'-40.0'
6. LOT COVERAGE	8.0%	8.5%	28.2%	25.6%	12.8%	11.6%	19.8%
7. FLOOR AREA RATIO	0.080:1	0.085:1	0.282:1	0.315:1	0.128:1	0.116:1	0.227:1
8. TOTAL PARKING REQUIRED	13 (350:1)	100 (75:1)	79 (300:1)	281 (350:1)	80 (75:1)	100 (75:1)	658 VARIES
9. TOTAL PARKING PROVIDED	37*	49*	84*	403*	59*	59*	699*
10. TOTAL HANDICAP REQUIRED	2	4	4	9	4	4	27
11. TOTAL HANDICAP PROVIDED	2	4	6	16	4	4	36
<i>NOTE: HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH A.D.A. STANDARDS</i>							
12. INTERIOR LANDSCAPE REQUIRED	555 SF	765 SF	1,260 SF	6,150 SF	900 SF	885 SF	10,515 SF
13. INTERIOR LANDSCAPE PROVIDED	2,650 SF	2,215 SF	3,471 SF	7,105 SF	1,750 SF	1,875 SF	19,066 SF
14. SQUARE FOOTAGE OF IMPERVIOUS SURFACE	34,282 SF	41,120 SF	63,996 SF	220,865 SF	34,699 SF	34,156 SF	429,118 SF
15. OPEN SPACE REQUIRED (7% OF NET AREA)	3,795 SF	6,169 SF	5,887 SF	21,827 SF	3,273 SF	4,533 SF	45,483 SF
16. OPEN SPACE PROVIDED	12,850 SF (23.7%)	7,650 SF (8.7%)	10,550 SF (12.5%)	25,285 SF (8.1%)	6,200 SF (13.3%)	7,500 SF (11.6%)	60,035 SF (9.2%)

*\*CROSS PARKING AGREEMENT\* LOTS 1-6 (SEE NOTE 19)*

**6 OFFICE/RETAIL LOTS ~ 15.000 ACRES  
PRELIMINARY SITE PLAN  
SADDLE CREEK COMMERCIAL**

AN ADDITION TO THE TOWN OF PROSPER  
S. RICE SURVEY ~ ABSTRACT NO. 787  
COLLIN COUNTY, TEXAS

NOVEMBER 02, 2015 SCALE: 1"=50'

OWNER

**SADDLE CREEK INVESTMENTS, LTD.**

6900 DALLAS PARKWAY SUITE 780  
(972)608-5388 PLANO, TEXAS 75024

OWNER - LOT 1

**LEGACYTEXAS BANK**

5851 LEGACY CIRCLE SUITE 1200  
(972)758-1570 PLANO, TEXAS 75024

ENGINEER/SURVEYOR

**DOWDEY, ANDERSON & ASSOCIATES, INC.**  
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694  
STATE REGISTRATION NUMBER: F-399



## PLANNING

**To: Planning & Zoning Commission**

**From: Jonathan Hubbard, Planner**

**Through: Alex Glushko, AICP, Senior Planner**

**Re: Planning & Zoning Commission Meeting – January 5, 2016**

---

**Agenda Item:**

Consider and act upon a Site Plan for a big box retail building (Lowe's), on 11.0± acres, located on the west side of Custer Road, 200± feet north of US 380. This property is zoned Planned Development-73 (PD-73). (D15-0099).

**Description of Agenda Item:**

The Site Plan shows a 138,954 square foot big box retail building. Access is provided from Custer Road and US 380. Adequate parking has been provided. The Site Plan conforms to the PD-73 development standards.

**Budget Impact:**

There are no significant budget implications associated with the approval of this Site Plan.

**Legal Obligations and Review:**

The Site Plan meets minimum development requirements.

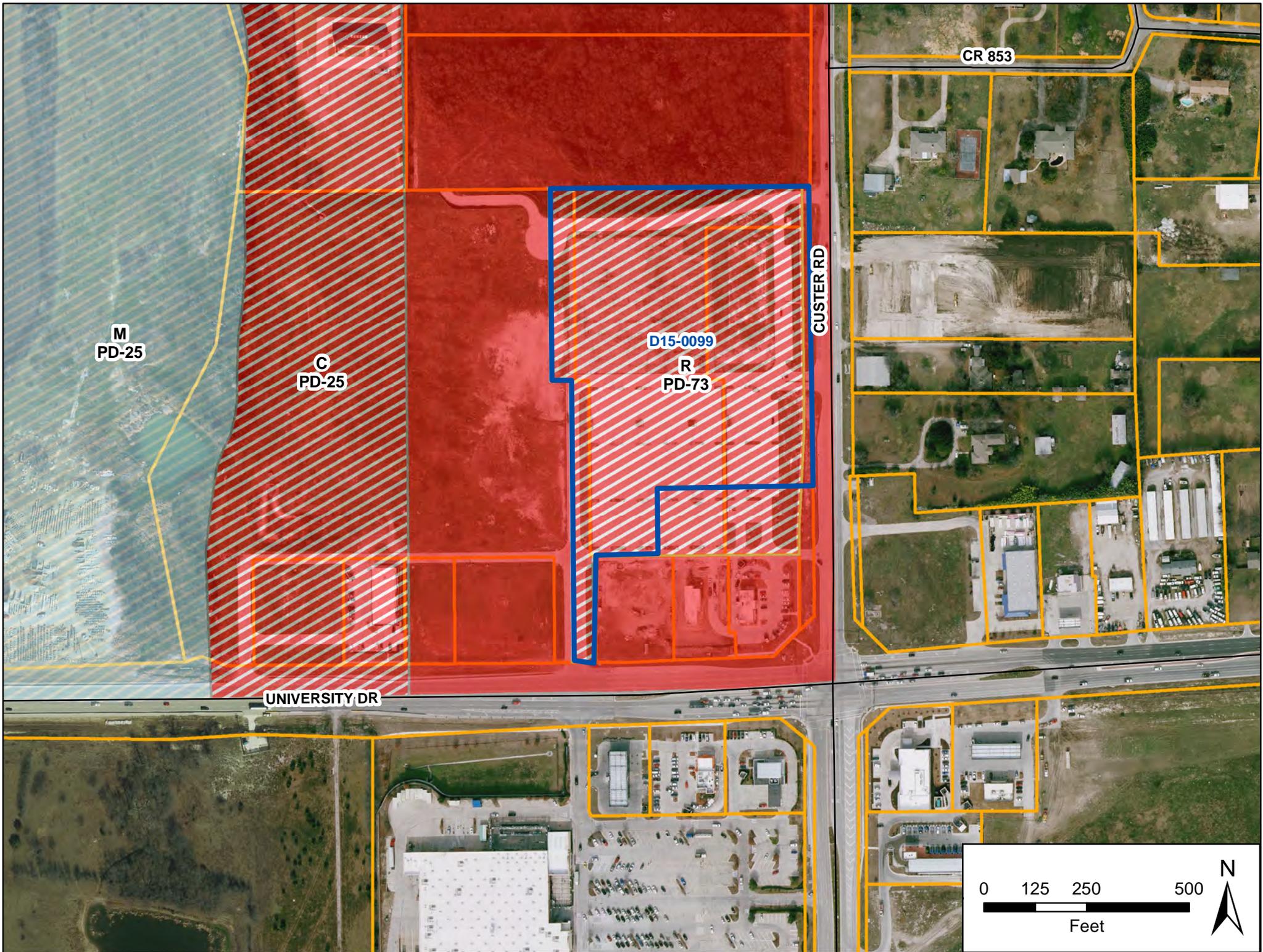
**Attached Documents:**

1. Surrounding zoning map
2. Site Plan

**Town Staff Recommendation:**

Town staff recommends approval of the Site Plan subject to:

1. Town staff approval of civil engineering, landscape, irrigation, and façade plans.
2. Town staff approval of all fire hydrants, fire department connections (FDC) and fire lanes, including widths, radii, and location.
3. Revising the Site Plan to include a Meter Schedule.



M  
PD-25

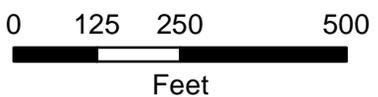
C  
PD-25

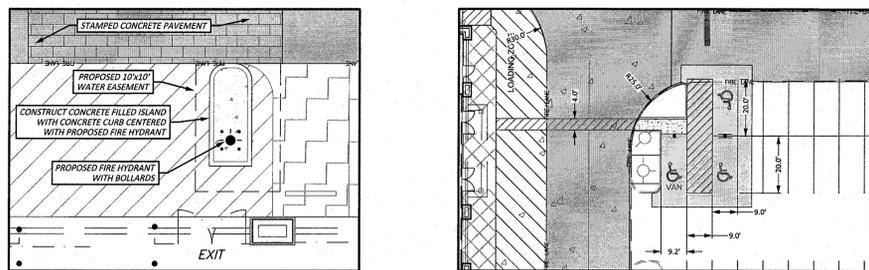
D15-0099  
R  
PD-73

CR 853

CUSTER RD

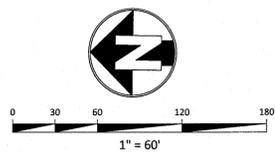
UNIVERSITY DR



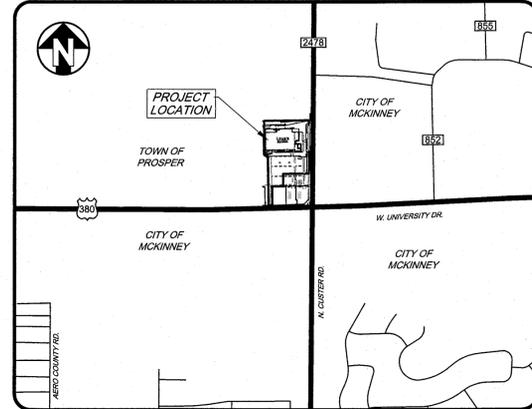


INSET "A"  
SCALE: 1"=10'

INSET "B"  
SCALE: 1"=30'



VICINITY MAP - NOT TO SCALE



**REVISIONS**

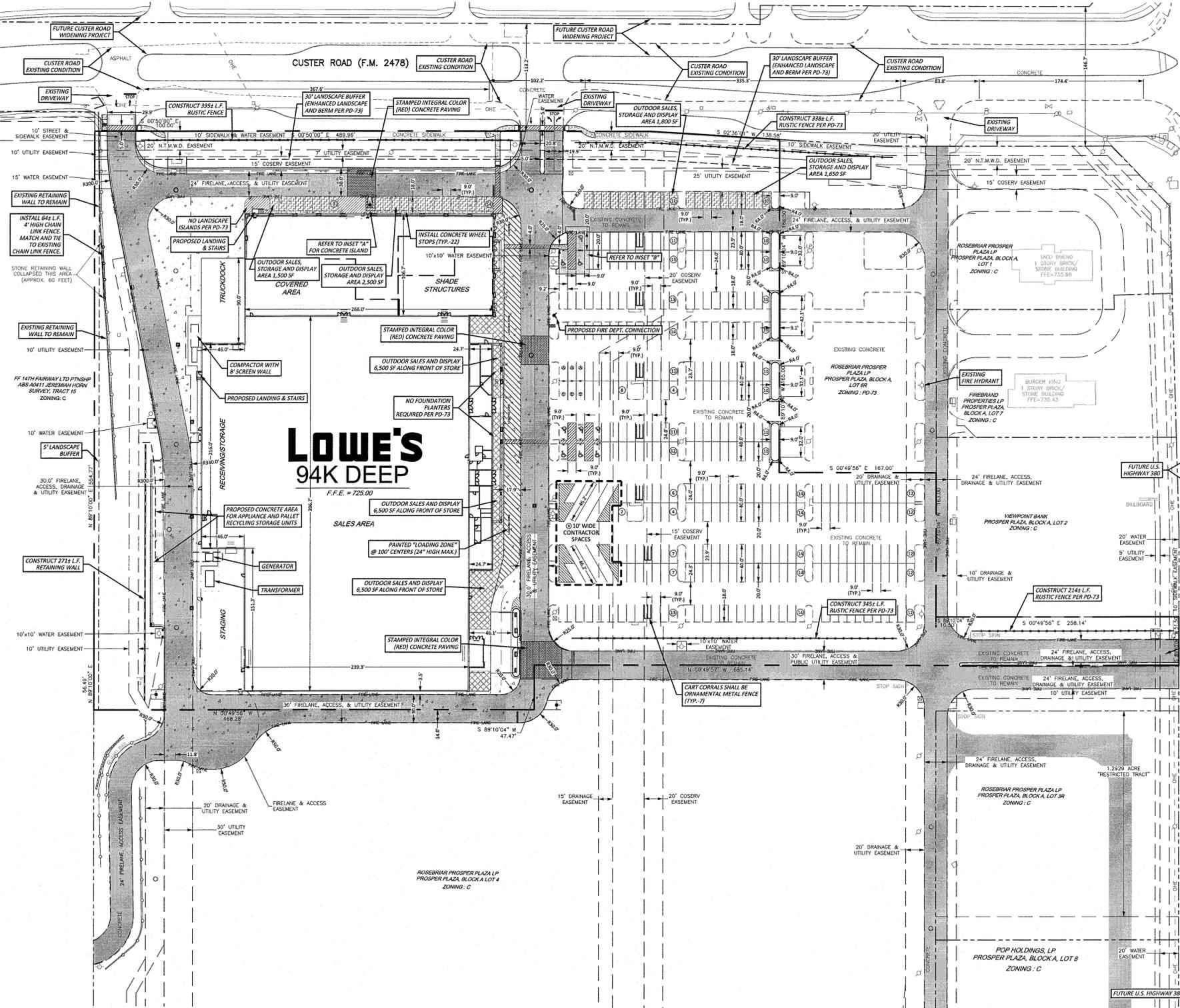
DATE	DESCRIPTION
12/28/15	PER TOWN COMMENTS

**LEGEND**

EXISTING	PROPOSED	DESCRIPTION
WM	WM	WATER METER
WV	WV	WATER VALVE
FH	FH	FIRE HYDRANT
GM	GM	GAS METER
SSMH	SSMH	SANITARY SEWER MANHOLE
SSCO	SSCO	SANITARY SEWER CLEANOUT
UP	UP	UTILITY POLE
LP	LP	SITE LIGHTING POLE
SMH	SMH	STORM MANHOLE
JB	JB	STORM JUNCTION BOX
CI	CI	CURB INLET
GI	GI	GRATE INLET
SIGN	SIGN	SIGN
TREE	TREE	TREE
CG&G	CG&G	CURB AND GUTTER
OHE	OHE	OVERHEAD ELECTRIC LINE
FL	FL	FIRE LANE
BI	BI	BUY ONLINE PICK UP IN STORE
HDCP	HDCP	HEAVY DUTY CONCRETE PAVEMENT
SDCP	SDCP	STANDARD DUTY CONCRETE PAVEMENT
SCP	SCP	STAMPED CONCRETE PAVEMENT
FL	FL	FIRE LANE
OSA	OSA	OUTDOOR SALES AND DISPLAY AREA
OSDA	OSDA	OUTDOOR SALES, STORAGE AND DISPLAY AREA



**crosspoint engineering**  
5620 Old Bullard Road, Suite 130 | Tyler, Texas 75703  
903.705.4416 | TPE Firm Reg. No. F-16245  
cp-810.com



**LOWE'S**  
94K DEEP

- TOWN SITE PLAN NOTES**
- DUMPSTERS AND TRASH COMPACTORS SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
  - OPEN STORAGE, WHERE PERMITTED, SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
  - OUTDOOR LIGHTING SHALL COMPLY WITH THE LIGHTING AND GLARE STANDARDS CONTAINED WITHIN THE ZONING AND SUBDIVISION ORDINANCES.
  - LANDSCAPING SHALL CONFORM TO THE LANDSCAPE PLANS APPROVED BY THE TOWN.
  - ALL ELEVATIONS SHALL COMPLY WITH THE STANDARDS CONTAINED WITHIN THE ZONING ORDINANCE.
  - BUILDINGS OF 5,000 SQUARE FEET OR GREATER SHALL BE 100% FIRE SPRINKLED. ALTERNATIVE FIRE PROTECTION MEASURES MAY BE APPROVED BY THE FIRE DEPARTMENT.
  - FIRE LANES SHALL BE DESIGNED AND CONSTRUCTED PER TOWN STANDARDS ON AS DIRECTED BY THE FIRE DEPARTMENT.
  - TWO POINTS OF ACCESS SHALL BE MAINTAINED FOR THE PROPERTY AT ALL TIMES.
  - SPEED BUMPS/PUMPS ARE NOT PERMITTED WITHIN A FIRE LANE.
  - HANDICAPPED PARKING SPACES AND BUILDING ACCESSIBILITY SHALL CONFORM TO THE AMERICANS WITH DISABILITIES ACT (ADA) AND WITH THE REQUIREMENTS OF THE CURRENT ADOPTED BUILDING CODE.
  - ALL SIGNAGE IS SUBJECT TO BUILDING OFFICIAL APPROVAL.
  - ALL FENCES AND RETAINING WALLS SHALL BE SHOWN ON THE SITE PLAN AND ARE SUBJECT TO BUILDING OFFICIAL APPROVAL.
  - ALL EXTERIOR BUILDING MATERIALS ARE SUBJECT TO BUILDING OFFICIAL APPROVAL AND SHALL CONFORM TO THE APPROVED FACADE PLAN.
  - CURB RAMPS AT ALL CURB CROSSINGS SHALL BE PROVIDED PER TOWN STANDARDS.
  - APPROVAL OF THE SITE PLAN DOES NOT FINALIZE ALL ENGINEERING PLANS ARE APPROVED BY THE ENGINEERING DEPARTMENT.
  - SITE PLAN APPROVAL IS REQUIRED PRIOR TO GRADING RELEASE.
  - ALL NEW ELECTRICAL LINES SHALL BE INSTALLED AND/OR RELOCATED UNDERGROUND.
  - ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW IN ACCORDANCE WITH THE ZONING ORDINANCE.

**SITE DATA**

Acres:	11.01
<b>Main Building:</b>	
Sales Floor	94,936 S.F.
Office Area	3,534 S.F.
Receiving/Storage	9,306 S.F.
Utility Rooms	1,404 S.F.
<b>Vestibules:</b>	
Main Entrance	1,185 S.F.
Main Exit	395 S.F.
Lumber	474 S.F.
<b>MAIN BUILDING TOTAL</b>	<b>111,234 S.F.</b>
<b>Garden Center:</b>	
Shade Structures	8,422 S.F.
Covered Area	7,820 S.F.
Open Area	11,478 S.F.
<b>Garden Center Total</b>	<b>27,720 S.F.</b>
<b>Staging:</b>	
Non-Covered Area	6,591 S.F.
Staging Area Total	6,591 S.F.
<b>Parking Requirements:</b>	
Local Parking Required	340
Standard Handicapped	8
<b>Total Parking Required (1 PER 400 SF APPROVED PD-73)</b>	<b>348</b>
<b>Parking Provided (Not Including Outdoor Storage Areas):</b>	
Standard Handicapped	347
Handicapped	9
<b>Total Parking Provided</b>	<b>356</b>
<b>Parking Provided (Including Outdoor Storage Areas):</b>	
Standard Handicapped	390
Handicapped	9
<b>Total Parking Provided</b>	<b>399</b>
<b>Cart Storage:</b>	
Total Cart Returns	7

- SITE NOTES**
- ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY, COUNTY AND STATE REGULATIONS AND CODES, OSHA STANDARDS AND PROJECT SPECIFICATIONS.
  - CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION AND DIMENSIONS OF VESTIBULES, SLOPED PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS, AND EXACT BUILDING ENTRANCE LOCATIONS.
  - CONTRACTOR SHALL REFER TO MEP PLANS FOR TOTAL NUMBER, LOCATIONS, SIZES AND DETAILS OF ROOF DOWNSPOUTS AT EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
  - CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING EXISTING ITEMS DAMAGED DURING CONSTRUCTION, SUCH AS, BUT NOT LIMITED TO, DRAINAGE, UTILITIES, PAVEMENT, STRIPES, CURBS, ETC. DAMAGES SHALL BE REPORTED TO ENGINEER OF RECORD PRIOR TO REPAIR. REPAIRS SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS.
  - CONTRACTOR IS REQUIRED TO REMOVE OR RELOCATE, IN A PROPER MANNER, EXISTING IMPROVEMENTS/NATURAL FEATURES TO ALLOW FOR CONSTRUCTION OF PROPOSED IMPROVEMENTS INDICATED ON THE PLANS. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES SPECIFICATIONS AND SHALL BE APPROVED BY SUCH.
  - CONTRACTOR IS RESPONSIBLE FOR PROTECTION & REPLACEMENT OF ALL PROPERTY CORNERS. PROPERTY CORNERS DAMAGED BY CONTRACTOR SHALL BE REPLACED BY A REGISTERED PROFESSIONAL LAND SURVEYOR AT CONTRACTOR'S EXPENSE.
  - CONTRACTOR SHALL MATCH EXISTING PAVEMENT IN GRADE AND ALIGNMENT.
  - CONTRACTOR SHALL MATCH EXISTING CURBS AND GUTTER IN GRADE, SIZE, TYPE AND ALIGNMENT AT ADJACENT ROADWAYS.
  - ALL TRAFFIC CONTROL SIGNS SHALL BE FABRICATED AS SHOWN IN THE NATIONAL MANUAL UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS.
  - ALL SIGNS PLACED IN AREAS ACCESSIBLE BY VEHICLE TRAFFIC SHALL BE PLACED IN GUARD POST.
  - ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB, CENTER OR END OF STRIPE, FACE OF BUILDING OR EDGE OF PAVEMENT UNLESS NOTED OTHERWISE.
  - PROPOSED CONSTRUCTION ON THIS SITE SHALL COMPLY WITH THE LATEST REVISION OF THE ADA REGULATIONS AND THE TEXAS ACCESSIBILITY STANDARDS (TAS).
  - ALL SLOPES ON SIDEWALKS ADJACENT TO BUILDINGS SHALL BE AT 1/2" PER FOOT MAX. DOWN TO THE TOP OF THE CONCRETE CURB.
  - ALL SLOPES ON SIDEWALKS ADJACENT TO BUILDINGS SHALL BE AT 1/2" PER FOOT MAX. DOWN TO THE TOP OF CONCRETE CURB.
  - ALL SLOPES WITHIN ACCESSIBLE PARKING SPACES AND ADJACENT MANEUVERING AREAS SHALL BE A MAXIMUM OF 2% SLOPE IN ALL DIRECTIONS.
  - ALL SLOPES ON SIDEWALKS SHALL BE A MAXIMUM OF 2% CROSS SLOPE AND 5% IN THE DIRECTION OF TRAVEL.
  - ALL CURB RAMPS SHALL BE A MAXIMUM OF 6.3%.
  - ALL BACK OF CURB RAMP SHALL BE 4" UNLESS OTHERWISE NOTED.
  - ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH DIVISION 2 OF LOWE'S STANDARD SITE SPECIFICATIONS.

- ACCESSIBILITY NOTES**
- PROPOSED CONSTRUCTION ON THIS SITE SHALL COMPLY WITH THE LATEST REVISION OF THE ADA REGULATIONS AND THE TEXAS ACCESSIBILITY STANDARDS (TAS).
  - ALL SLOPES ON SIDEWALKS ADJACENT TO BUILDINGS SHALL BE AT 1/2" PER FOOT MAX. DOWN TO THE TOP OF THE CONCRETE CURB.
  - ALL SLOPES WITHIN ACCESSIBLE PARKING SPACES AND ADJACENT MANEUVERING AREAS SHALL BE A MAXIMUM OF 2% SLOPE IN ALL DIRECTIONS. ADA COMPLIANT SIGNAGE SHALL BE PROVIDED FOR EACH ACCESSIBLE SPACE.
  - ALL SLOPES ON SIDEWALKS SHALL BE A MAXIMUM OF 2% CROSS SLOPE AND 5% IN THE DIRECTION OF TRAVEL.
  - ACCESSIBLE ROUTES WITH A RUNNING SLOPE GREATER THAN 5.0% (1:20) IS A RAMP AND SHALL BE CONSTRUCTED WITH HANDRAILS AND 5' X 5' LANDINGS. RAMP SLOPE SHALL NOT EXCEED 8.33% (1:12).
  - RAMP RUNS WITH A RISE GREATER THAN 6 INCHES SHALL HAVE HANDRAILS.
  - SUBGRADE OF CURB RAMPS SHALL BE CONSTRUCTED WITH ADA COMPLIANT SURFACE SURFACE OF ACCESSIBLE ROUTES AND CURB RAMPS SHALL BE STABLE, FIRM AND SLIP RESISTANT. CURB RAMPS SHALL NOT EXCEED 6' IN LENGTH.
  - THE RISE OF ANY RAMP SHALL BE 30 INCHES MAXIMUM.

- GENERAL NOTES**
- THE THOROUGHFARE ALIGNMENT(S) SHOWN ON THIS EXHIBIT ARE FOR ILLUSTRATION PURPOSES ONLY AND DO NOT SET THE ALIGNMENT. THE ALIGNMENT IS DETERMINED AT THE TIME OF FINAL PLAN.
  - NO 100' FEET FLOOD PLAIN EXISTS ON THE PROPERTY.
  - ALL DRIVEWAYS, TURN LANES AND MEDIAN OPENINGS SHALL MEET THE TOWN OF PROSPER'S THOROUGHFARE DESIGN STANDARDS AND TxDOT STANDARDS.

**TOPOGRAPHIC SURVEY NOTE**

EXISTING TOPOGRAPHIC INFORMATION SHOWN ON THESE PLANS WAS PREPARED BY SCI SURVEYOR CONSULTANTS, INC. IF CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, HE SHALL HAVE MADE, AT HIS EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR AND SUBMIT IT TO THE OWNER FOR REVIEW. THE ENGINEER'S SEAL ON THESE PLANS DOES NOT APPLY TO THE PROPERTY BOUNDARY INFORMATION SHOWN HEREON.

**SITE DATA SUMMARY TABLE - SITE PLAN, LOT 5R**

Lot	Zoning	Proposed Use		Lot Area		Max. Building Height		Lot Coverage	F.A.R.	Interior Landscaping		Impervious Area	Open Space		
		Use	Retail (s.f.)	Total Building Area (s.f.)	(ac.)	(s.f.)	(ft.)			(stories)	Req. (s.f.)		Prov. (s.f.)	Req. (s.f.)	Prov. (s.f.)
5R	PD-73	COMMERCIAL	138,954	138,954	11.01	479,596	38	1	28.97%	0.2897:1	6,015	8,549	395,034	33,572	57,655

LOWE'S HOME CENTERS, LLC  
1605 CURTIS BRIDGE ROAD  
WILKESBORO, NC 28697  
(336) 658-4000

CROSSPOINT ENGINEERING, LLC  
5620 OLD BULLARD ROAD, SUITE 130  
TYLER, TX 75703  
(903) 705-4416

PROSPER PLAZA  
JEREMIAH HORN SURVEY  
ABSTRACT NO. 411



**FINAL SITE PLAN**

LOWE'S OF:  
11.01 ACRES  
LOT 5R, BLOCK A  
PROSPER  
PROSPER CASE# D15-0099  
PROSPER, TEXAS

PROJECT NO: 14-1500-05 DRAWN BY: TG | CHECKED BY: DK

CRITERIA  
ISSUE DATE:  
PERMIT SET  
ISSUE DATE: 11/13/15  
CONSTRUCTION  
SET ISSUE DATE:  
DRAWING NUMBER:  
FSP 1.0



## PLANNING

**To:** Planning & Zoning Commission  
**From:** Jonathan Hubbard, Planner  
**Through:** Alex Glushko, AICP, Senior Planner  
**Re:** Planning & Zoning Commission Meeting – January 5, 2016

---

**Agenda Item:**

Consider and act upon a Final Plat for Windsong Ranch, Phase 1D, for 54 single family residential lots and 1 HOA/Open Space lot, on 18.9± acres, located on the southeast corner of Fishtrap Road and Gee Road. This property is zoned Planned Development-40 (PD-40). (D15-0100).

**Description of Agenda Item:**

The Final Plat shows 54 single family residential lots and 1 HOA/Open Space lot. Access will be provided from Fishtrap Road and Gee Road. The Final Plat conforms to PD-40 development standards.

**Budget Impact:**

There are no significant budget implications associated with the approval of this Final Plat.

**Legal Obligations and Review:**

The Final Plat meets minimum development requirements.

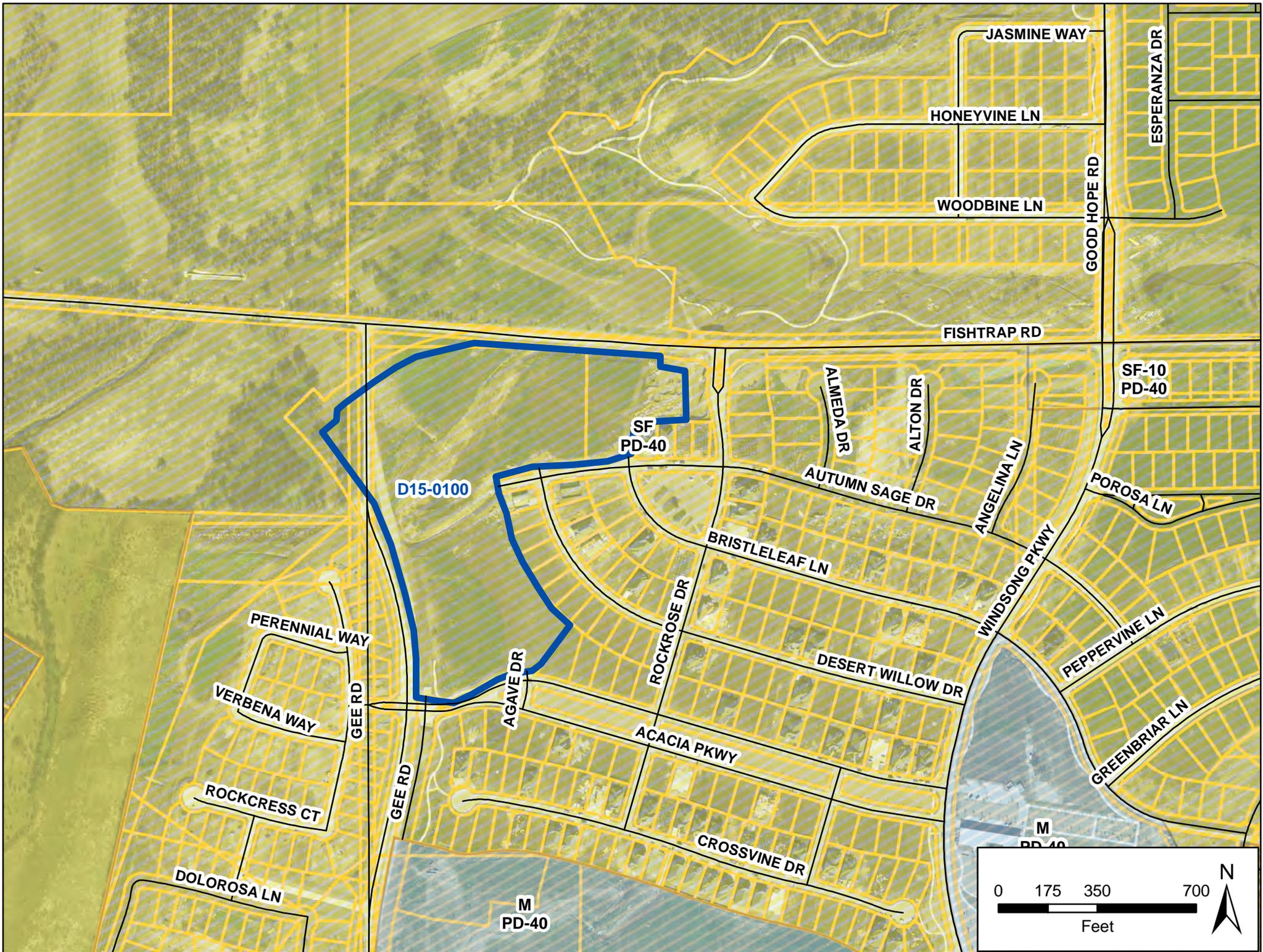
**Attached Documents:**

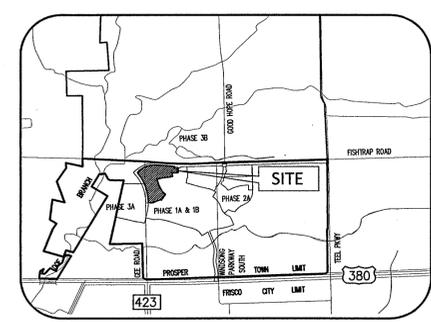
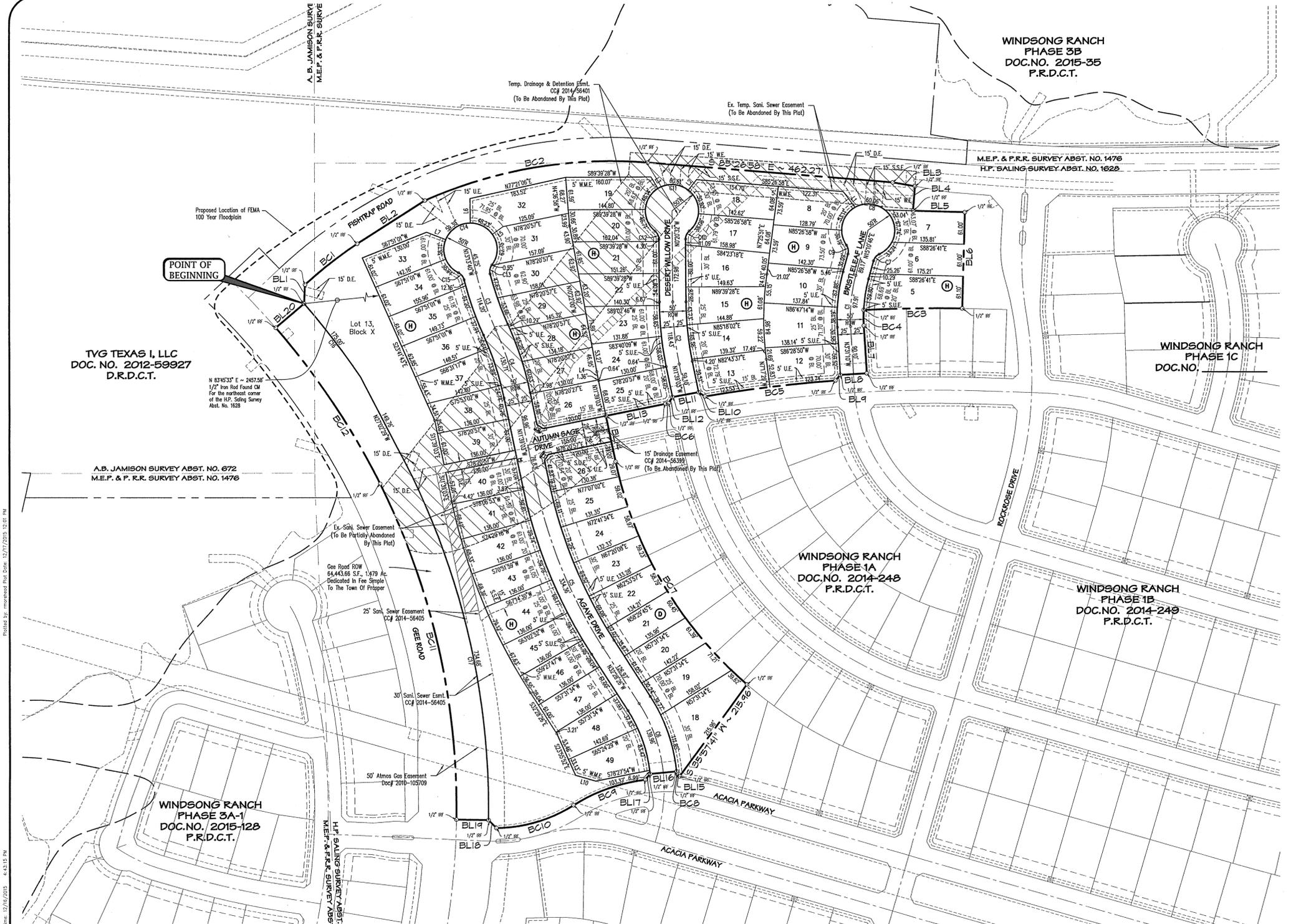
1. Surrounding zoning map
2. Final Plat

**Town Staff Recommendation:**

Town staff recommends approval of the Final Plat subject to:

1. Town staff approval of all additions and/or alterations to the easements and dedications on the Final Plat.
2. Revising the Final Plat to add a note stating, "All landscape easements must be exclusive of any other type of easement, with the exception of perpendicular crossings, unless otherwise approved by Town Council."





**Boundary Line Table**

Line #	Length	Direction
BL1	36.14'	N 02°37'27" E
BL2	151.02'	N 56°58'19" E
BL3	42.87'	S 80°15'18" E
BL4	46.68'	S 04°33'02" W
BL5	97.17'	S 88°26'41" E
BL6	183.10'	S 01°33'18" W
BL7	90.10'	S 03°31'10" E
BL8	50.00'	S 86°28'50" W
BL9	14.23'	S 41°08'25" W
BL10	14.34'	N 55°50'40" W
BL11	50.01'	S 79°16'53" W
BL12	14.11'	S 33°28'29" W
BL13	113.92'	S 78°20'57" W
BL14	89.20'	S 11°39'03" E
BL15	7.57'	N 44°52'41" W
BL16	50.00'	S 84°15'22" W
BL17	14.33'	S 39°32'04" W
BL18	21.31'	N 44°22'06" W
BL19	60.00'	N 89°06'36" W
BL20	70.00'	N 49°23'27" E

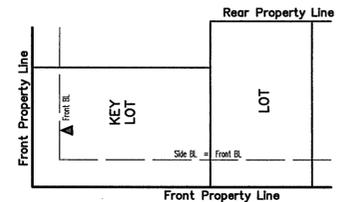
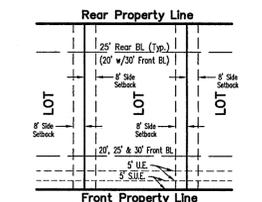
**Boundary Curve Table**

Curve #	Length	Radius	Chord	Chord Bearing	Delta
BC1	125.00'	845.00'	124.89'	N 51°25'50" E	8°28'32"
BC2	428.45'	855.00'	423.98'	N 80°11'41" E	28°42'41"
BC3	185.53'	271.00'	185.49'	S 89°03'26" W	3°54'45"
BC4	29.95'	275.00'	29.93'	S 00°23'59" E	6°14'21"
BC5	247.27'	2525.00'	247.17'	S 82°52'52" W	5°36'39"
BC6	6.08'	2525.00'	6.08'	S 78°25'05" W	0°08'17"
BC7	497.74'	765.00'	489.01'	S 30°17'25" E	37°16'44"
BC8	4.20'	325.00'	4.20'	N 05°22'25" W	0°44'26"
BC9	144.14'	325.00'	142.96'	S 70°11'02" W	25°24'39"
BC10	152.89'	275.00'	150.93'	S 73°24'22" W	31°51'19"
BC11	658.38'	1400.00'	652.33'	N 12°34'57" W	26°56'41"
BC12	355.63'	1400.00'	354.68'	N 33°19'55" W	14°33'16"

**Legend**

0 1/2" IR	Iron Rod Set	U.E.	Utility Easement
0 1/2" RF	Iron Rod Found	W.M.E.	Wall Maintenance Easement
BL	Building Line Setback	H.O.A.	H.O.A. Easement
R.O.W.	Right Of Way	◆	Street Name Change
D.E.	Drainage Easement	▶	Denotes Lot Frontage To Street
S.S.E.	Sanitary Sewer Easement	▨	No Drive Access Or Parking
W.E.	Water Easement	⊠	10'x10' Transformer Easement
H.O.A.	Home Owners Association		
S.U.E.	Sidewalk & Utility Easement (See Note 9)		

- NOTES:**
- 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.
  - ⊙ All corners are 1/2 inch iron rods with red plastic caps stamped "SPIARS ENG RPLS 5252" unless otherwise noted.
  - All development will comply with Town of Prosper PD-40 Requirements.
  - All open space areas, Lot 13, Block X, to be owned and maintained by the H.O.A.
  - Front yard setbacks are staggered per requirements of PD-40 and Zoning Ordinance Section 9.3.F.
  - All fences adjacent to open space shall be ornamental metal.
  - No transformers or utility pedestals shall be allowed in the sidewalk and utility easement.
  - This property is subject to the street tree agreement between TVG Texas I, LLC and the Town of Prosper.
  - Lot 13, Block X to be used for sidewalks, trails and landscaping. Easements for these uses are granted by this plat.
  - This plat is subject to the additional residential zoning standards outlined in ordinance 15-55.



54 LOTS DEVELOPED TO PD-40 STANDARDS  
18,878 ACRES (2.86 UNITS/ACRE)  
AVERAGE LOT SIZE = 9,355.39 SF

**Lot Summary Phase 1D**

Type A (Min. 8,000 SF)	35
Type B (Min. 9,000 SF)	17
Type C (Min. 10,500 SF)	1
Type D (Min. 12,500 SF)	1
Total	54

D15-0100  
FINAL PLAT

**WINDSONG RANCH  
PHASE 1D**

18.878 Acres Out Of The  
H.P. Saling Survey ~ Abstract No. 1628  
M.E.P. & P.R.R. Survey ~ Abstract No. 1476  
A.B. Jamison Survey ~ Abstract No. 672  
TOWN OF PROSPER  
DENTON COUNTY, TEXAS

OWNER / APPLICANT  
TVG TEXAS I, LLC  
2242 GoodHope Road  
Prosper, Texas 75078  
Telephone (469) 532-0681  
Contact: David Blom

ENGINEER / SURVEYOR  
Spiars Engineering, Inc.  
765 Custer Road, Suite 100  
Plano, TX 75075  
Telephone: (972) 422-0077  
TBP# No. F-2121  
Contact: Matt Dorsett

OWNER'S CERTIFICATE

BEING a tract of land situated in the H.P. Saling Survey, Abstract No. 1628, the M.E.P. & P.R.R. Survey, Abstract No. 1476, and the A.B. Jamison Survey, Abstract No. 672, Town of Prosper, Denton County, Texas, the subject tract being a portion of a tract of land conveyed to TVG Texas I, LLC according to the deed recorded in Document No. 2012-59927 of the Deed Records, Denton County, Texas, the subject tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod found on the south corner of the southeast corner clip at the intersection of Gee Road (60' right-of-way) and Fishtrap Road (45' right-of-way);

THENCE, N 02°37'27" E, a distance of 36.14 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSEN" set;

THENCE around a non-tangent curve to the right having a central angle of 08°28'32", a radius of 845.00 feet, a chord of N 51°25'50" E - 124.89 feet, an arc length of 125.00 feet;

THENCE, N 56°58'19" E, a distance of 151.02 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSEN" set;

THENCE around a non-tangent curve to the right having a central angle of 28°42'41", a radius of 855.00 feet, a chord of N 80°11'41" E - 423.98 feet, an arc length of 428.45 feet;

THENCE, S 85°26'58" E, a distance of 462.27 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSEN" set;

THENCE, S 80°15'18" E, a distance of 42.87 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSEN" set;

THENCE, S 04°33'02" W, a distance of 46.68 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSEN" set;

THENCE, S 88°26'41" E, a distance of 97.17 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSEN" set;

THENCE, S 01°33'18" W, a distance of 183.10 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSEN" set;

THENCE around a non-tangent curve to the left having a central angle of 03°54'45", a radius of 2717.00 feet, a chord of S 89°03'26" W - 185.49 feet, an arc length of 185.53 feet;

THENCE around a non-tangent curve to the left having a central angle of 06°14'21", a radius of 275.00 feet, a chord of S 00°23'59" E - 29.93 feet, an arc length of 29.95 feet;

THENCE, S 03°31'10" E, a distance of 90.10 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSEN" set;

THENCE, S 86°28'50" W, a distance of 50.00 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSEN" set;

THENCE, S 41°08'25" W, a distance of 14.23 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSEN" set;

THENCE around a non-tangent curve to the left having a central angle of 05°36'39", a radius of 2525.00 feet, a chord of S 82°52'52" W - 247.17 feet, an arc length of 247.27 feet;

THENCE, N 55°50'40" W, a distance of 14.34 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSEN" set;

THENCE, S 79°16'53" W, a distance of 50.01 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSEN" set;

THENCE, S 33°28'29" W, a distance of 14.11 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSEN" set;

THENCE around a non-tangent curve to the left having a central angle of 00°08'17", a radius of 2525.00 feet, a chord of S 78°25'05" W - 6.08 feet, an arc length of 6.08 feet;

THENCE, S 78°20'57" W, a distance of 113.92 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSEN" set;

THENCE, S 11°39'03" E, a distance of 89.20 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSEN" set;

THENCE around a tangent curve to the left having a central angle of 37°16'44", a radius of 765.00 feet, a chord of S 30°17'25" E - 489.01 feet, an arc length of 497.74 feet;

THENCE, S 35°57'41" W, a distance of 215.96 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSEN" set;

THENCE, N 44°52'41" W, a distance of 7.57 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSEN" set;

THENCE around a non-tangent curve to the left having a central angle of 00°44'26", a radius of 325.00 feet, a chord of N 05°22'25" W - 4.20 feet, an arc length of 4.20 feet;

THENCE, S 84°15'22" W, a distance of 50.00 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSEN" set;

THENCE, S 39°32'04" W, a distance of 14.33 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSEN" set;

THENCE around a non-tangent curve to the left having a central angle of 25°24'39", a radius of 325.00 feet, a chord of S 70°11'02" W - 142.96 feet, an arc length of 144.14 feet;

THENCE around a compound curve to the right having a central angle of 31°51'19", a radius of 275.00 feet, a chord of S 73°24'22" W - 150.93 feet, an arc length of 152.89 feet;

THENCE, N 44°22'06" W, a distance of 21.31 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSEN" set;

THENCE, N 89°06'36" W, a distance of 60.00 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSEN" set;

THENCE around a non-tangent curve to the left having a central angle of 26°56'41", a radius of 1400.00 feet, a chord of N 12°34'57" W - 652.33 feet, an arc length of 658.38 feet;

THENCE around a compound curve to the left having a central angle of 14°33'16", a radius of 1400.00 feet, a chord of N 33°19'55" W - 354.68 feet, an arc length of 355.63 feet;

THENCE, N 49°23'27" E, a distance of 70.00 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSEN" set;

to the POINT OF BEGINNING with the subject tract containing 822,342 square feet or 18.878 acres of land.

SURVEYOR'S CERTIFICATE

That I, Darren K. Brown, 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 City of \_\_\_\_\_, Texas.

Dated this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.



DARREN K. BROWN, R.P.L.S. NO. 5252

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Darren K. Brown, 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 \_\_\_\_\_, 20\_\_\_\_.

Notary Public, State of Texas

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT we, TVG TEXAS I, LLC, acting herein by and through its duly authorized officers, does hereby certify and adopt this plat designating the herein above described property as WINDSONG RANCH PHASE 1D, an addition to the Town of Prosper, and does hereby dedicate to the public use forever, the streets and alleys shown thereon. TVG TEXAS I, LLC, does herein certify the following:

- 1. The streets and alleys are dedicated for street and alley purposes.
2. All public improvements and dedications shall be free and clear of all debt, liens, and/or encumbrances.
3. The easements and public use areas, as shown, are dedicated for the public use forever for the purposes indicated on this plat.
4. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in landscape easements if approved by the Town of Prosper.
5. The Town of Prosper is not responsible for replacing any improvements in, under, or over any easements caused by maintenance or repair.
6. Utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and Town of Prosper's use thereof.
7. The Town of Prosper and public utilities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in the easements.
8. The Town of Prosper and public utilities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.
9. All modifications to this document shall be by means of plat and approved by the Town of Prosper.

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

Witness our hands at Denton County, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

TVG TEXAS I, LLC.
A Texas Limited Liability Company

By: BP-Terra Verde Investor, LLC.
A Delaware Limited Liability Company
Its Sole Member

By: Terra Verde BP Manager, LLC
A Delaware Limited Liability Company,
Its Managing Member

By: \_\_\_\_\_
D. Craig Martin, Manager

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 \_\_\_\_\_, 20\_\_\_\_.

Notary Public, State of Texas

CERTIFICATE OF APPROVAL

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

- \_\_\_\_\_ Planning & Zoning Commission Chair
\_\_\_\_\_ Town Secretary
\_\_\_\_\_ Engineering Department
\_\_\_\_\_ Development Services Department

Centerline Curve Table with columns: Curve #, Length, Radius, Chord, Chord Bearing, Delta. Rows C1 through C6.

Lot Curve Table with columns: Curve #, Length, Radius, Chord, Chord Bearing, Delta. Rows C7 through C17.

Lot Area Table with columns: Lot #, Block #, Square Feet, Acreage, Lot Type. Rows 18 through 26.

Open Space Area Table with columns: Lot #, Block #, Acres. Row 13.

Lot Line Table with columns: Line #, Length, Direction. Rows L1 through L10.

Lot Area Table with columns: Lot #, Block #, Square Feet, Acreage, Lot Type. Rows 5 through 49.

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.

D15-0100
FINAL PLAT
WINDSONG RANCH
PHASE 1D
18.878 Acres Out Of The
H.P. Saling Survey ~ Abstract No. 1628
M.E.P & P.R.R. Survey ~ Abstract No. 1476
A.B. Jamison Survey ~ Abstract No. 672
TOWN OF PROSPER
DENTON COUNTY, TEXAS

OWNER / APPLICANT
TVG TEXAS I, LLC
2242 Good Hope Road
Prosper, Texas 75075
Telephone: (469) 532-0681
Contact: David Blom

ENGINEER / SURVEYOR
Spiars Engineering, Inc.
765 Custer Road, Suite 100
Plano, TX 75075
Telephone: (972) 422-0077
TBPE No. F-2121
Contact: Matt Dorsett

Plotted By: macklem Plot Date: 12/16/2015 4:40 PM
Downloaded By: J085V104-108 Winding Road Phase 1D V15-105-0000.dwg Saved By: Ramblers Save Time: 12/16/2015 4:22:24 PM



## PLANNING

**To:** Planning & Zoning Commission  
**From:** Jonathan Hubbard, Planner  
**Through:** Alex Glushko, AICP, Senior Planner  
**Re:** Planning & Zoning Commission Meeting – January 5, 2016

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**Agenda Item:**

Consider and act upon a Site Plan for seven office/warehouse buildings (Prosper Business Park), on 15.9± acres, located on the east side of future Cook Lane, 1,500± feet south of Prosper Trail. This property is zoned Planned Development-26 (PD-26). (D15-0101).

**Description of Agenda Item:**

The Site Plan shows six 20,150 square foot office/warehouse buildings and one 25,225 square foot office/warehouse building. Primary access is provided from the future extension of Cook Lane. The second point of access, as required by the Fire Code, is provided via an off-site access easement through the northern adjacent property to Prosper Trail. Adequate parking has been provided. The Site Plan conforms to the PD-26 development standards.

As a companion item, the Final Plat/Conveyance Plat for Prosper Business Park (D15-0102) is on the January 5, 2016, agenda.

**Budget Impact:**

There are no significant budget implications associated with the approval of this Site Plan.

**Legal Obligations and Review:**

The Site Plan meets minimum development requirements.

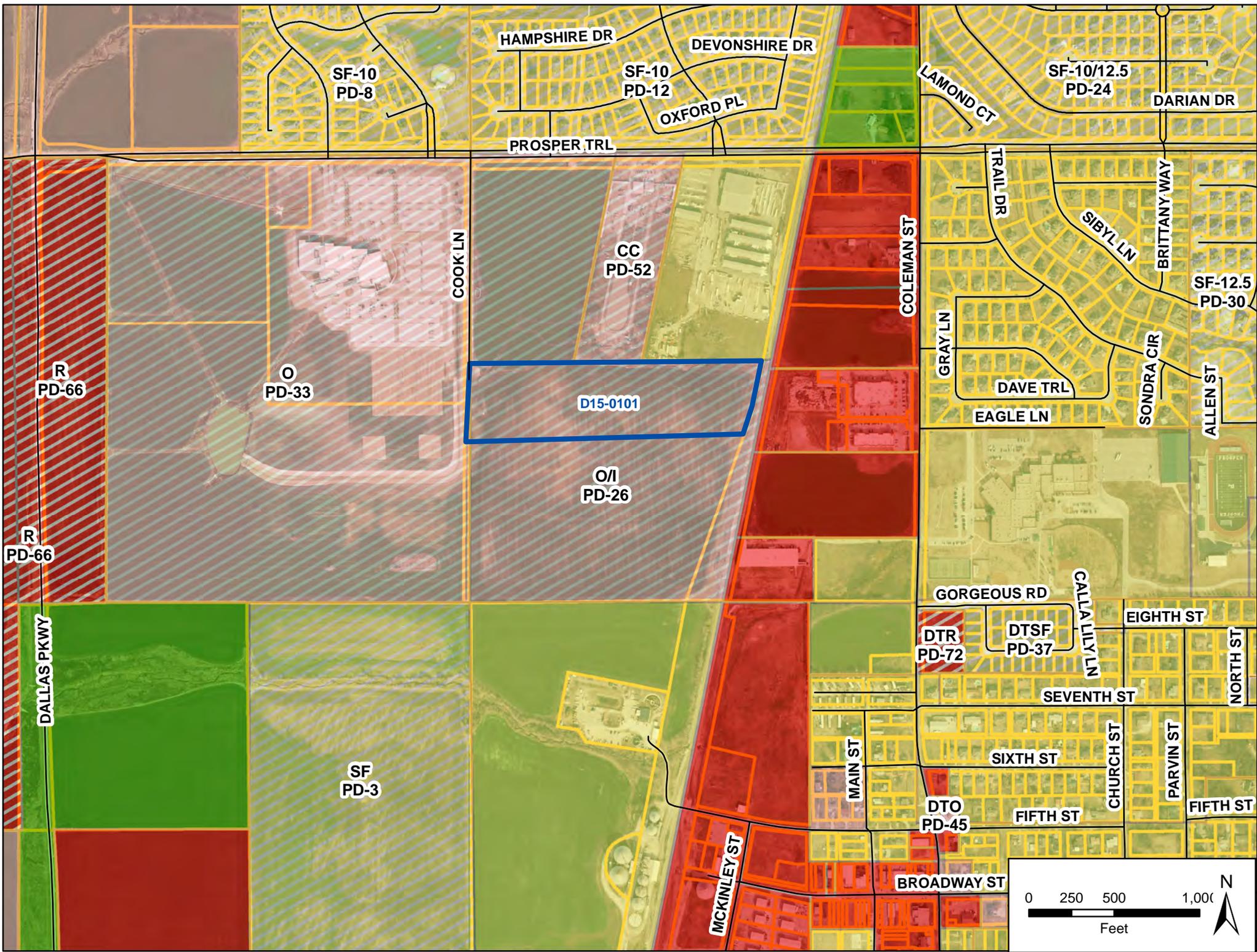
**Attached Documents:**

1. Surrounding zoning map
2. Site Plan

**Town Staff Recommendation:**

Town staff recommends approval of the Site Plan subject to:

1. Town staff approval of civil engineering, landscape, irrigation, and façade plans.
2. Town staff approval of all fire hydrants, fire department connections (FDC) and fire lanes, including widths, radii, and location.
3. Revising the Site Plan to include a Meter Schedule.







## PLANNING

**To:** Planning & Zoning Commission  
**From:** Jonathan Hubbard, Planner  
**Through:** Alex Glushko, AICP, Senior Planner  
**Re:** Planning & Zoning Commission Meeting – January 5, 2016

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**Agenda Item:**

Consider and act upon a Final Plat for Prosper Business Park, Block A, Lots 1-7, and consider and act upon a Conveyance Plat for Prosper Business Park, Block A, Lot 8, on 50.9± acres, located on the east side of future Cook Lane, 1,500± feet south of Prosper Trail. This property is zoned Planned Development-26 (PD-26). (D15-0102).

**Description of Agenda Item:**

The purpose of this plat is to dedicate all easements necessary for development on Lots 1-7. The Final Plat and Conveyance Plat conform to the PD-26 development standards.

As a companion item, the Site Plan for Prosper Business Park (D15-0101) is on the January 5, 2016, agenda.

**Budget Impact:**

There are no significant budget implications associated with the approval of this Final Plat/Conveyance Plat.

**Legal Obligations and Review:**

The Final Plat/Conveyance Plat meets minimum development requirements.

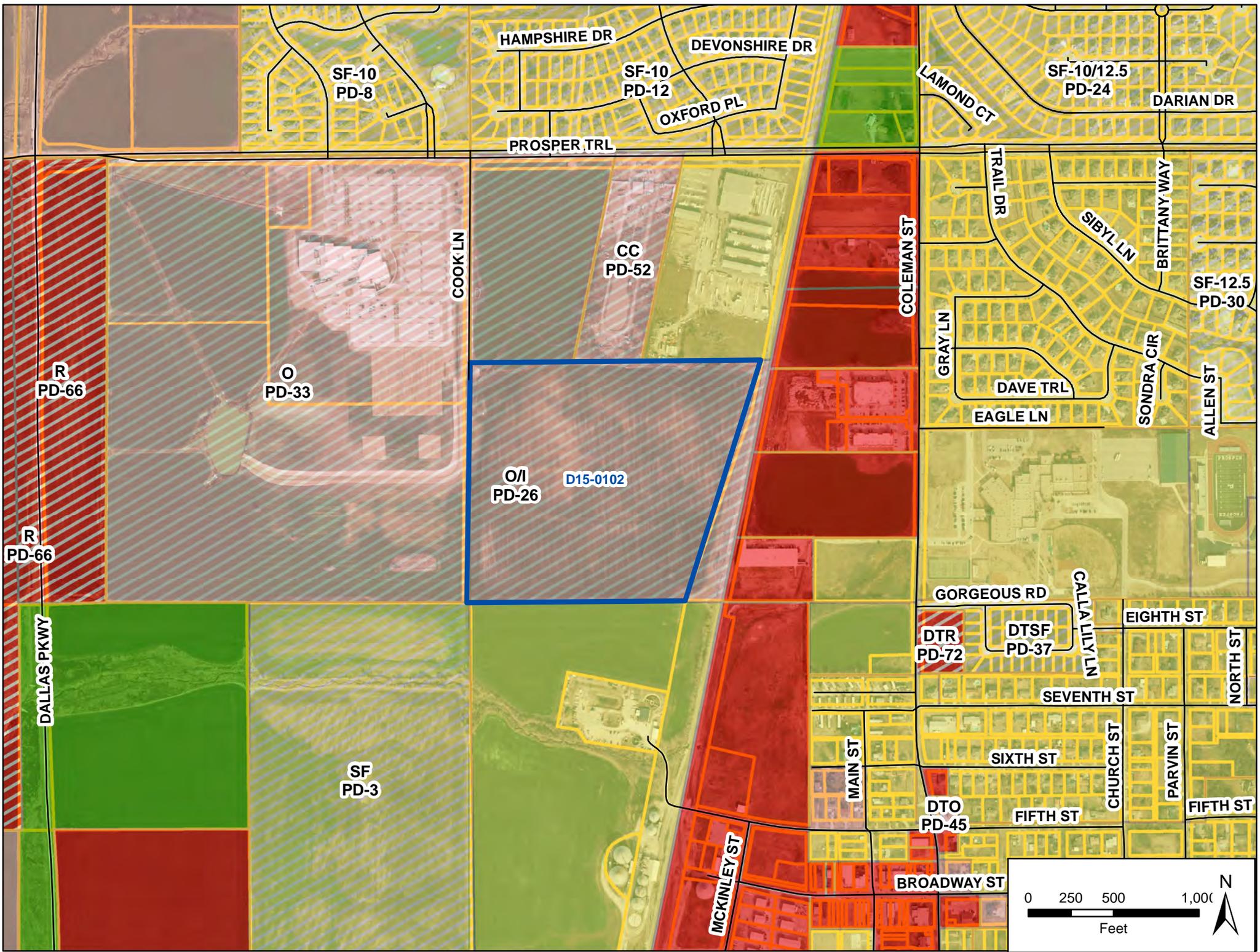
**Attached Documents:**

1. Surrounding zoning map
2. Final Plat/Conveyance Plat

**Town Staff Recommendation:**

Town staff recommends approval of the Final Plat/Conveyance Plat, subject to:

1. Town staff approval of all additions and/or alterations to the easements and dedications on the Final Plat/Conveyance Plat.
2. Revising the plat to remove landscape and building setbacks.
3. Revising the plat to remove landscape easement dedication language.



HAMPSHIRE DR

DEVONSHIRE DR

SF-10  
PD-8

SF-10  
PD-12

SF-10/12.5  
PD-24

DARIAN DR

PROSPER TRL

OXFORD PL

LAMOND CT

CC  
PD-52

TRAIL DR

SIBYL LN

BRITTANY WAY

SF-12.5  
PD-30

COOK LN

COLEMAN ST

GRAY LN

DAVE TRL

SONDRA CIR

ALLEN ST

R  
PD-66

O  
PD-33

O/I  
PD-26

D15-0102

EAGLE LN

R  
PD-66

GORGEOUS RD

CALLULLY LN

EIGHTH ST

DALLAS PKWY

SF  
PD-3

DTR  
PD-72

DTSF  
PD-37

NORTH ST

SEVENTH ST

MAIN ST

SIXTH ST

CHURCH ST

PARVIN ST

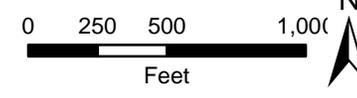
FIFTH ST

DTO  
PD-45

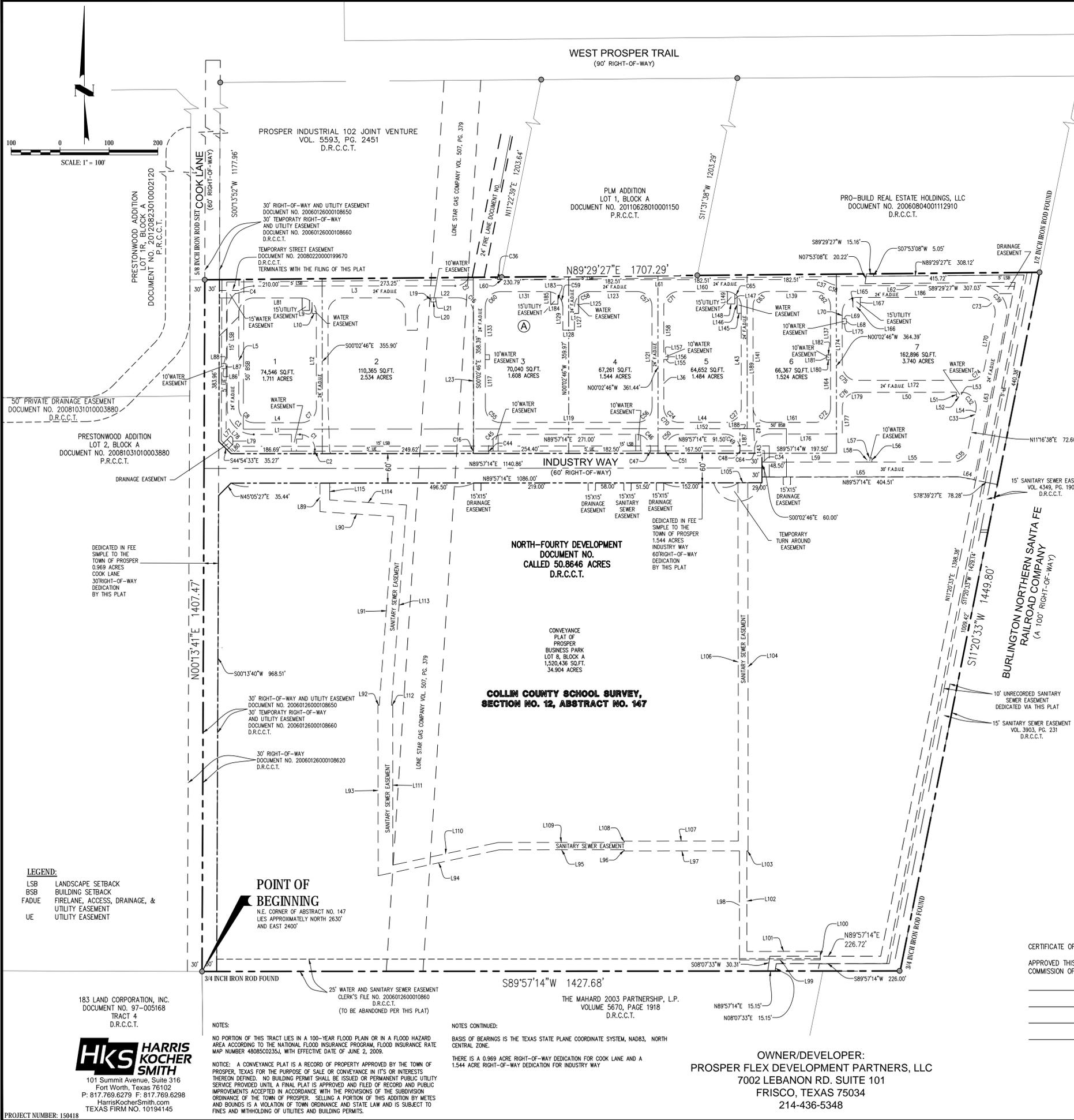
FIFTH ST

BROADWAY ST

MCKINLEY ST



NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH



OWNER'S CERTIFICATE

STATE OF TEXAS §  
COUNTY OF COLLIN §

WHEREAS, PROSPER FLEX DEVELOPMENT PARTNERS, LLC IS THE OWNER OF A TRACT OF LAND SITUATED IN THE COLLIN COUNTY SCHOOL SURVEY, SECTION 12, ABSTRACT NO. 147, COLLIN COUNTY, TEXAS AND BEING ALL OF A 50.871 ACRE TRACT CONVEYED TO THEM BY CENTEX HOMES, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING A TRACT OF LAND SITUATED IN THE COLLIN COUNTY SCHOOL SURVEY NUMBER 12, ABSTRACT NUMBER 147, IN THE TOWN OF PROSPER, COLLIN COUNTY, TEXAS, AND BEING ALL OF THAT CERTAIN TRACT OF LAND DESCRIBED BY DEED TO CENTEX HOMES, AS RECORDED IN DOCUMENT NUMBER 2004-077115, ALSO KNOWN AS VOLUME 5670, PAGE 1918, , OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS;

BEGINNING AT A 3/4 INCH IRON ROD FOUND AT THE SOUTHWEST PROPERTY CORNER OF SAID CENTEX TRACT; SAID IRON ROD ALSO BEING THE SOUTHWEST PROPERTY CORNER OF LOT 2, BLOCK A OF THE CONVEYANCE PLAT OF PRESTONWOOD ADDITION, AN ADDITION TO THE TOWN OF PROSPER, AS RECORDED IN DOCUMENT NUMBER 200810310003880, OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS; AND ALSO BEING THE NORTHEAST PROPERTY CORNER OF THAT CERTAIN 78.221 ACRE TRACT OF LAND DESCRIBED BY DEED TO 183 LAND CORPORATION, INC., AS RECORDED IN DOCUMENT NUMBER 97-005168, OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS; AND ALSO BEING THE NORTHWEST PROPERTY CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO THE MAHARD 2003 PARTNERSHIP, L.P., AS RECORDED IN DOCUMENT NUMBER 2004-077115, ALSO KNOWN AS VOLUME 5670, PAGE 1918, , OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS;

THENCE N 07°13'41"E, A DISTANCE OF 1407.47 FEET ALONG THE COMMON LINE OF THE WEST PROPERTY LINE OF SAID CENTEX TRACT AND THE EAST LINE OF SAID LOT 2 TO A 5/8 INCH IRON ROD WITH PLASTIC CAP, STAMPED "HARRIS KOCHER SMITH" SET, BEING THE NORTHWEST PROPERTY CORNER OF SAID CENTEX TRACT AND THE NORTHEAST CORNER OF SAID LOT 2, AND BEING THE SOUTHWEST PROPERTY CORNER OF THE REMAINDER THAT CERTAIN TRACT OF LAND DESCRIBED BY DEED TO PROSPER INDUSTRIAL 102 JOINT VENTURE, AS RECORDED IN VOLUME 5593, PAGE 2451, OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS;

THENCE N 89°29'27"E, A DISTANCE OF 1707.29 FEET ALONG THE NORTH PROPERTY LINE OF SAID CENTEX TRACT AND THE SOUTH LINE OF SAID PROSPER INDUSTRIAL 102 JOINT VENTURE REMAINDER TRACT AND THEN ALONG THE SOUTH LINE OF LOT 1, BLOCK A, PLM ADDITION AS RECORDED IN DOCUMENT NUMBER 20110628010001150, OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS, AND THEN ALONG THE SOUTH PROPERTY LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED BY DEED TO PRO-BUILD REAL ESTATE HOLDINGS, LLC, AS RECORDED IN DOCUMENT NUMBER 2006080400112910, OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS, TO A 1/2 INCH IRON ROD FOUND IN THE WEST RIGHT-OF-WAY LINE OF THE BURLINGTON NORTHERN AND SANTA FE RAILROAD COMPANY (A 100' RIGHT-OF-WAY AT THIS POINT);

THENCE S 11°20'33"W, A DISTANCE OF 1449.80 FEET ALONG THE EAST PROPERTY LINE OF SAID CENTEX TRACT AND THE WEST RIGHT-OF-WAY LINE OF SAID BURLINGTON NORTHERN AND SANTA FE RAILROAD COMPANY TRACT TO A 1/2 INCH IRON ROD FOUND, BEING THE SOUTHWEST PROPERTY CORNER OF SAID CENTEX TRACT AND AN ANGLE POINT IN THE WEST RIGHT-OF-WAY LINE OF SAID THE BURLINGTON NORTHERN AND SANTA FE RAILROAD COMPANY TRACT;

THENCE S 89°57'14"E, A DISTANCE OF 1407.68 FEET ALONG THE SOUTH PROPERTY LINE OF SAID CENTEX TRACT AND THE NORTH PROPERTY LINE OF SAID THE BURLINGTON NORTHERN AND SANTA FE RAILROAD COMPANY TRACT AND THEN ALONG THE NORTH PROPERTY LINE OF THE AFOREMENTIONED MAHARD 2003 PARTNERSHIP TRACT TO THE POINT OF BEGINNING AND CONTAINING 2,215,328 SQUARE FEET OR 50.871 ACRES OF LAND, MORE OR LESS;

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT PROSPER FLEX DEVELOPMENT PARTNERS, LLC ACTING HEREIN BY AND THROUGH ITS DULY AUTHORIZED OFFICERS, DOES HEREBY CERTIFY AND ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS PROSPER BUSINESS PARK, LOTS 1-7, BLOCK A AND CONVEYANCE LOT 8, BLOCK A, AN ADDITION TO THE TOWN OF PROSPER, AND DOES HEREBY DEDICATE TO THE PUBLIC USE FOREVER, THE STREETS AND ALLEYS SHOWN THEREON, THE PROSPER FLEX DEVELOPMENT PARTNERS, LLC DOES HEREBY CERTIFY THE FOLLOWING:

1. THE STREETS AND ALLEYS ARE DEDICATED FOR STREET AND ALLEY PURPOSES.
  2. ALL PUBLIC IMPROVEMENTS AND DEDICATIONS SHALL BE FREE AND CLEAR OF ALL DEBT, LIENS, AND/OR ENCUMBRANCES.
  3. THE EASEMENTS AND PUBLIC USE AREAS, AS SHOWN, ARE DEDICATED FOR THE PUBLIC USE FOREVER FOR THE PURPOSES INDICATED ON THIS PLAT.
  4. NO BUILDINGS, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTHS SHALL BE CONSTRUCTED OR PLACED UPON, OVER OR ACROSS THE EASEMENTS AS SHOWN, EXCEPT THAT LANDSCAPE IMPROVEMENTS MAY BE PLACED IN LANDSCAPE EASEMENTS IF APPROVED BY THE TOWN OF PROSPER.
  5. THE TOWN OF PROSPER IS NOT RESPONSIBLE FOR REPLACING ANY IMPROVEMENTS IN, UNDER, OR OVER ANY EASEMENTS CAUSED BY MAINTENANCE OR REPAIR.
  6. UTILITY EASEMENTS MAY ALSO BE USED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES DESIRING TO USE OR USING THE SAME UNLESS THE EASEMENT LIMITS THE USE TO PARTICULAR UTILITIES. SAID USE BY PUBLIC UTILITIES BEING SUBORDINATE TO THE PUBLIC'S AND TOWN OF PROSPER'S USE THEREOF.
  7. THE TOWN OF PROSPER AND PUBLIC UTILITIES SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF ANY BUILDINGS, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTHS WHICH MAY IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF THEIR RESPECTIVE SYSTEMS IN THE EASEMENTS.
  8. THE TOWN OF PROSPER AND PUBLIC UTILITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT OF INGRESS AND EGRESS TO OR FROM THEIR RESPECTIVE EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING, READING METERS, AND ADDING TO OR REMOVING ALL OR PARTS OF THEIR RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME PROCURING PERMISSION FROM ANYONE.
  9. ALL MODIFICATIONS TO THIS DOCUMENT SHALL BE BY MEANS OF PLAT AND APPROVED BY THE TOWN OF PROSPER.
- THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS AND RESOLUTIONS OF THE TOWN OF PROSPER, TEXAS.
- WITNESS MY HAND, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_
- BY: \_\_\_\_\_
- AUTHORIZED SIGNATURE  
PRINTED NAME AND TITLE
- STATE OF TEXAS §  
COUNTY OF COLLIN §
- BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_, KNOWN TO ME TO BE THE PERSON AND OFFICER WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE 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 \_\_\_\_\_, 20\_\_\_\_
- 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 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.

FIRE LANE EASEMENT

THE UNDERSIGNED COVENANTS AND AGREES THAT HE (THEY) SHALL CONSTRUCT UPON THE FIRE LANE EASEMENTS, AS DEDICATED AND SHOWN HEREON, A HARD SURFACE PAVED IN ACCORDANCE WITH TOWN STANDARDS AND THAT HE (THEY) SHALL MAINTAIN THE SAME IN A STATE OF GOOD REPAIR AT ALL TIMES AND IN THE SAME FREE AND CLEAR OF ANY STRUCTURES, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR OBSTRUCTION, INCLUDING BUT NOT LIMITED TO THE PARKING, LOADING, OR UNLOADING OF MOTOR VEHICLES, TRAILERS, BOATS, OR OTHER IMPROVEMENTS TO THE ACCESS OF FIRE APPARATUS. THE MAINTENANCE OF 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.

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 REPLACEMENT 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 THE PERFORMANCE AND REPLACEMENT OF LANDSCAPE MATERIALS THEREON 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.

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 IMPROVEMENTS, 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 EASEMENT 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 SUCCESSORS, ASSIGNS, OR AGENTS SHALL HAVE THERRIGHT 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.

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, TERENCE A. MURRAY, 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 \_\_\_\_\_, 20\_\_\_\_

TERENCE A. MURRAY  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NUMBER 6059

STATE OF TEXAS §  
COUNTY OF COLLIN §

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_, KNOWN TO ME TO BE THE PERSON AND OFFICER WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE 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 \_\_\_\_\_, 20\_\_\_\_

NOTARY PUBLIC, STATE OF TEXAS

CERTIFICATE OF APPROVAL

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ BY THE PLANNING & ZONING COMMISSION OF THE TOWN OF PROSPER, TEXAS.

\_\_\_\_\_  
PLANNING & ZONING COMMISSION CHAIR

\_\_\_\_\_  
TOWN SECRETARY

\_\_\_\_\_  
DEVELOPMENT SERVICES DEPARTMENT

\_\_\_\_\_  
ENGINEERING DEPARTMENT

A FINAL PLAT OF  
LOTS 1-7, BLOCK A  
PROSPER BUSINESS PARK  
AND A CONVEYANCE PLAT OF  
LOT 8, BLOCK A  
PROSPER BUSINESS PARK

AN ADDITION TO THE TOWN OF PROSPER, COLLIN COUNTY TEXAS BEING 50.871 ACRES LOCATED IN THE COLLIN COUNTY SCHOOL SURVEY, SECTION NO. 12, ABSTRACT NO. 147, COLLIN COUNTY, TEXAS TOWN OF PROSPER CASE NUMBER DIS-0102

PREPARED DECEMBER 2015

SHEET 1 OF 2

**HKS HARRIS KOCHER SMITH**

101 Summit Avenue, Suite 316  
Fort Worth, Texas 76102  
P: 817.769.6279 F: 817.769.6298  
HarrisKocherSmith.com  
TEXAS FIRM NO. 10194145

183 LAND CORPORATION, INC.  
DOCUMENT NO. 97-005168  
TRACT 4  
D.R.C.C.T.

THE MAHARD 2003 PARTNERSHIP, L.P.  
VOLUME 5670, PAGE 1918  
D.R.C.C.T.

OWNER/DEVELOPER:  
PROSPER FLEX DEVELOPMENT PARTNERS, LLC  
7002 LEBANON RD. SUITE 101  
FRISCO, TEXAS 75034  
214-436-5348

LEGEND:  
LSB LANDSCAPE SETBACK  
BSB BUILDING SETBACK  
FADUE FIRELANE, ACCESS, DRAINAGE, & UTILITY EASEMENT  
UE UTILITY EASEMENT

POINT OF BEGINNING  
N.E. CORNER OF ABSTRACT NO. 147  
1/4" APPROXIMATELY NORTH 26°30'  
AND EAST 240°

NOTES:  
NO PORTION OF THIS TRACT LIES IN A 100-YEAR FLOOD PLAIN OR IN A FLOOD HAZARD AREA ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP NUMBER 48085C0235J, WITH EFFECTIVE DATE OF JUNE 2, 2009.

NOTICE: A CONVEYANCE PLAT IS A RECORD OF PROPERTY APPROVED BY THE TOWN OF PROSPER, TEXAS FOR THE PURPOSE OF SALE OR CONVEYANCE IN ITS OR INTERESTS THEREON DEFINED. NO BUILDING PERMIT SHALL BE ISSUED OR PERMANENT PUBLIC UTILITY SERVICE PROVIDED UNTIL A FINAL PLAT IS APPROVED AND FILED OF RECORD AND PUBLIC IMPROVEMENTS ACCEPTED IN ACCORDANCE WITH THE PROVISIONS OF THE SUBDIVISION ORDINANCE OF THE TOWN OF PROSPER. 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 WITHDRAWING OF UTILITIES AND BUILDING PERMITS.

NOTES CONTINUED:  
BASIS OF BEARINGS IS THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD83, NORTH CENTRAL ZONE.

THERE IS A 0.969 ACRE RIGHT-OF-WAY DEDICATION FOR COOK LANE AND A 1.544 ACRE RIGHT-OF-WAY DEDICATION FOR INDUSTRY WAY

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.

LINE TABLE		
LINE	BEARING	LENGTH
L1	N89°57'14"E	94.50'
L3	S89°57'14"W	412.32'
L4	N89°57'14"E	97.50'
L5	S00°02'46"E	193.00'
L9	N00°03'26"W	22.78'
L10	S89°57'14"W	8.50'
L12	N00°02'46"W	191.35'
L19	N00°02'46"W	8.39'
L20	S89°57'14"W	10.00'
L21	S00°02'46"E	8.50'
L22	N89°57'14"E	54.02'
L23	S00°02'46"E	278.00'
L36	N00°02'46"W	97.50'
L43	S00°02'46"E	191.35'
L44	S89°57'14"W	97.50'
L50	S89°57'14"W	202.89'
L51	N00°02'46"W	9.50'
L52	S89°57'14"W	10.00'
L53	S00°02'46"E	9.50'
L54	N11°20'33"E	8.19'

LINE TABLE		
LINE	BEARING	LENGTH
L55	N89°57'14"E	166.71'
L56	S00°02'46"E	8.50'
L57	N89°57'14"E	10.00'
L58	N00°02'46"W	8.50'
L59	N89°57'14"E	209.37'
L60	N00°02'46"W	0.50'
L61	S89°57'14"W	642.60'
L62	S89°57'14"W	286.78'
L63	N11°20'33"E	336.25'
L64	S78°39'27"E	29.83'
L65	N89°57'14"E	404.56'
L68	S00°02'46"E	10.00'
L69	S89°57'14"W	8.50'
L70	N00°02'46"W	13.00'

LINE TABLE		
LINE	BEARING	LENGTH
L77	N45°00'00"E	25.12'
L78	S43°57'03"E	6.27'
L79	S00°00'01"E	12.35'
L80	S45°00'00"W	16.30'

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD
C1	30.50'	90°01'34"	47.92'	S45°01'59"E	43.14'
C2	20.50'	24°27'27"	8.75'	S12°13'17"W	8.68'
C3	54.50'	90°00'00"	85.61'	S45°02'46"E	77.07'
C4	54.50'	90°00'00"	85.61'	S44°57'14"W	77.07'
C5	30.50'	64°23'38"	34.28'	S57°45'25"W	32.50'
C7	30.50'	90°00'00"	47.91'	N44°57'14"E	43.13'
C8	30.50'	90°00'00"	47.91'	S45°02'46"E	43.13'
C15	30.50'	90°00'00"	47.91'	S45°02'46"E	43.13'
C16	20.50'	24°29'47"	8.76'	N12°12'07"E	8.70'
C24	30.50'	90°00'00"	47.91'	N45°02'46"W	43.13'
C27	30.50'	90°00'00"	47.91'	S44°57'14"W	43.13'
C32	30.50'	101°23'44"	53.98'	N39°21'19"W	47.20'
C33	20.50'	5°08'54"	1.84'	N13°55'01"E	1.84'
C34	20.50'	15°33'46"	5.57'	S82°15'53"E	5.55'
C35	30.50'	78°36'41"	41.85'	N50°38'54"E	38.64'
C36	30.00'	33°10'02"	17.37'	N73°27'45"W	17.12'
C37	54.50'	28°07'43"	26.76'	N75°58'55"W	26.49'
C38	50.00'	28°07'44"	24.55'	N75°58'54"W	24.30'
C39	54.50'	101°23'19"	96.44'	N39°21'06"W	84.34'
C44	20.50'	24°29'47"	8.76'	N12°17'39"W	8.70'

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD
C45	30.50'	90°00'00"	47.91'	N44°57'14"E	43.13'
C46	30.50'	90°00'00"	47.91'	S45°02'46"E	43.13'
C47	20.50'	24°29'47"	8.76'	S12°12'07"W	8.70'
C48	20.50'	24°29'47"	8.76'	N12°12'07"E	8.70'
C49	30.50'	90°00'00"	47.91'	S45°02'46"E	43.13'
C50	30.50'	90°00'00"	47.91'	N44°57'14"E	43.13'
C51	20.50'	24°29'47"	8.76'	N12°17'39"W	8.70'

PLAT FILED IN PUBLIC RECORDS OF COLLIN COUNTY TEXAS AT 10:14 AM ON 08/14/2018 BY HARRIS KOCHER SMITH, P.E. PROJECT NUMBER: 150418

PROJECT NUMBER: 150418



OWNER/DEVELOPER:  
PROSPER FLEX DEVELOPMENT PARTNERS, LLC  
7002 LEBANON RD. SUITE 101  
FRISCO, TEXAS 75034  
214-436-5348

A FINAL PLAT OF  
LOTS 1-7, BLOCK A  
PROSPER BUSINESS PARK  
AND A CONVEYANCE PLAT OF  
LOT 8, BLOCK A  
PROSPER BUSINESS PARK

AN ADDITION TO THE TOWN OF PROSPER, COLLIN COUNTY TEXAS BEING 50.871 ACRES LOCATED IN THE COLLIN COUNTY SCHOOL SURVEY, SECTION NO. 12, ABSTRACT NO. 147, COLLIN COUNTY, TEXAS TOWN OF PROSPER CASE NUMBER DIS-0102