

**AGENDA**  
**Regular Meeting of the**  
**Prosper Planning & Zoning Commission**  
108 W. Broadway St., Prosper, Texas  
Town of Prosper Municipal Chambers  
Tuesday, June 2, 2015, 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 May 19, 2015 Regular Planning & Zoning Commission meeting.
- 3b. Consider and act upon a Final Plat of Gee Road, Segment A, on 3.5± acres, being a segment of Gee Road, located at the intersection of US 380 and Gee Road. (D15-0008).
- 3c. Consider and act upon a Preliminary Site Plan for a medical office development (Texas Health Resources), on 10.5± acres, located on the northeast corner of US 380 and future Mahard Parkway. The property is zoned Planned Development-47 (PD-47) and Specific Use Permit-12 (S-12). (D15-0023).
- 3d. Consider and act upon a Site Plan for a medical office development (Texas Health Resources), on 10.4± acres, located on the northeast corner of US 380 and future Mahard Parkway. The property is zoned Planned Development-47 (PD-47) and Specific Use Permit-12 (S-12). (D15-0024).
- 3e. Consider and act upon a Final Plat for the TXHR Addition, Block A, Lot 1, on 10.5± acres, located on the northeast corner of US 380 and future Mahard Parkway. The property is zoned Planned Development-47 (PD-47) and Specific Use Permit-12 (S-12). (D15-0025).
- 3f. Consider and act upon a Final Plat of Meadowbrook, Phase 1, being 247 single family residential lots, on 72.7± acres, located on the east side of Coit Road, 2,600± feet south of First Street. The property is zoned Planned Development-25 (PD-25). (D15-0031).
- 3g. Consider and act upon an Amending Plat of SJT Addition, Block 2, Lot 2, on 0.5± acre, located on the southeast corner of Main Street and Third Street. The property is zoned Downtown Retail (DTR). (D15-0042).
- 3h. Consider and act upon a Final Plat of Frontier Estates, Phase 3, for 75 single family residential lots, on 27.0± acres, located 1,400 feet east of Preston Road, 1,500 feet

south of Frontier Parkway. The property is zoned Planned Development-15 (PD-15). (D15-0043).

- 3i. Consider and act upon a Site Plan for an office building (Prosper Bank), on 2.3± acres, located on the northwest corner of Preston Road and First Street. The property is zoned Planned Development-17 (PD-17). (D15-0044).
- 3j. Consider and act upon a Final Plat of the Prosper Bank Addition No. 1, Block A, Lot 1, on 2.3± acres, located on the northwest corner of Preston Road and First Street. The property is zoned Planned Development-7 (PD-7). (D15-0045).
- 3k. Consider and act upon a Final Plat of Teel Parkway, Segment B, on 5.4± acres, being a segment of Teel Parkway located at the intersection of US 380. (D15-0048).
- 3l. Consider and act upon a Final Plat of Fishtrap Road and Gee Road, Segment C, on 8.7± acres, being a segment of Fishtrap Road and Gee Road, located from Teel Parkway to Gee Road. (D15-0049).

### **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. 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 May 29, 2015, at 5:00 p.m. and remained so posted at least 72 hours before said meeting was convened.

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Robyn Battle, Town Secretary

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Date Noticed 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, May 19, 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 Mike McClung, Vice Chair Craig Moody, Brian Barnes, John Hema and John Alzner.

Commissioner absent: Chris Keith

Commissioner Snyder arrived at 6:13 p.m.

Staff present: John Webb, Director of Development Services; Alex Glushko, Senior Planner; and Pamela Clark, Planning Technician.

**2. Recitation of Pledge of Allegiance.**

**CONSENT AGENDA**

- 3a. Consider and act upon minutes from the May 6, 2015 Regular Planning & Zoning Commission meeting.**
- 3b. Consider and act upon a Site Plan for seven temporary buildings for Rogers Middle School, on 34.4± acres, located on the northeast corner of Richland Boulevard and Coit Road. The property is zoned Planned Development-25 (PD-25). (D15-0027).**
- 3c. Consider and act upon a Site Plan for a Commercial Stealth Antenna on a Town elevated water storage tank, on 2.8± acres, located on the south side of First Street, 2,200± feet east of Preston Road. The property is zoned Planned Development-6 (PD-6). (D15-0033).**
- 3d. Consider and act upon a Site Plan for a retail building in SJT Addition, Block 2, Lot A, on 0.5± acre, located on the southeast corner of Main Street and Third Street. The property is zoned Downtown Retail (DTR). (D15-0037).**
- 3e. Consider and act upon a Final Plat for Lakes of Prosper, Phase 5B, for 55 single family residential lots, on 15.1± acres, located 1,400± feet north of Prosper Trail, 3,000± feet east of Dallas Parkway. The property is zoned Planned Development-8 (PD-8). (D15-0039).**
- 3f. Consider and act upon a Preliminary Site Plan for the Eagle Crossing Addition, on 9.5± acres, located on the west side of Coleman Street, 1,200± feet south of Prosper Trail. The property is zoned Commercial (C). (D15-0040).**

- 3g. Consider and act upon an Amending Plat for the Prosper Middle School No. 2 Addition, Block 1, Lot 1R, on 36.0± acres, located on the northeast corner of Coit Road and Richland Boulevard. The property is zoned Planned Development-25 (PD-25). (D15-0041).**

Motioned by Moody, seconded by Alzner, to approve the Consent Agenda subject to staff recommendations. Motion approved 5-0.

#### **REGULAR AGENDA**

- 4. Conduct a Public Hearing, and consider and act upon a request for a Specific Use Permit for a Utility Distribution/Transmission Facility, on 0.2± acres, located on the south side of First Street, 500± feet west of the BNSF railroad. The property is zoned Planned Development-67 (PD-67). (S15-0004).**

*Glushko:* Indicated the applicant requested the application be tabled indefinitely.

Motioned by Alzner, seconded by Barnes, to table Item 4 indefinitely. Motion approved 5-0.

- 5. Conduct a Public Hearing, and consider and act upon a request to amend Chapter 2, Zoning Districts and Chapter 4, Development Requirements of the Zoning Ordinance regarding Alternating Single Family Plan Elevations, Exterior Residential Masonry Construction, Impervious Coverage of Residential Front Yards, Single Family Corner Lot Landscaping, Residential Garage Standards, Residential Driveway Standards, Carports and Size of Garages; and amend Chapter 3, Building Regulations of the Code of Ordinances regarding residential fences and exterior masonry construction. (Z15-0005).**

*Webb:* Summarized the request and presented proposed amendments. Discussed the implementation schedule for proposed amendments.

Public Hearing was opened by Chair McClung.

*Cap Parry (Resident):* Spoke in favor of the ordinance amendments. Expressed concerns that the development standards do not apply to commercial construction. Suggested an incentive to developers for implementing the development standards.

*Jack Dixon (Resident):* Stated his home already conforms to the proposed standards. Stated the current size of garages are not long enough or tall enough. Expressed support for the board-on-board fencing and opening fencing adjacent to trails and open spaces.

*Mike Bennett (Resident):* Spoke in opposition to changing the development standards. Expressed a desire for the Town to work on community standards. Stated the expense that residential home owners would incur would be substantially increased.

*David Lehde (Dallas Builders Association):* Referenced a letter sent to the Commissioners regarding concerns. Opposed the enhanced paving standards due to maintenance. Recommended the owners be allowed to have wooden fencing as long as the residents maintain the fencing. Stated garage doors being setback from the house would decrease the size of the backyard and would create restrictions on the interior. Limiting the elevations could cause design issues. Masonry requirement for the upper level would limit building design

options and building materials that are accepted by all design codes. Discussed the cost for maintaining masonry on the chimneys. Discussed alternative building materials for chimney construction. Stated the changes would hinder Prosper from remaining a competitive market.

*David Blom (Developer and Resident):* Stated that Town should not need to create an anti-monotony ordinance since developments should be addressing this in their Homeowners Association (HOA) documents. Second story masonry requirements will limit builders design and creativity. Stated current building materials last longer and have improved durability and appearance. Garage doors being set back from the front of the home adds needless cost, and homeowners would not gain anything. The changes would add 50-60 thousand dollars to the price of homes. The chimney requirement is going to require engineered plans. Expressed support for the wrought iron fencing requirement along trails and open spaces. Expressed opposition to the requirement of wrought iron fencing on corner lots due to safety and privacy. Suggested to enact an ordinance regarding the maintenance of fencing and put the burden on the developer and HOA to ensure maintenance and consistent color of staining.

*JD Sanders (Resident):* Stated that the Town Comprehensive Plan assisted in his decision to move to Prosper. Expressed support for the proposed amendments. Asked if the builders would be required to have a consistent fencing throughout a development. Expressed concerns regarding the financial hardship to require residents to replace fencing with board-on-board fencing.

*Clint Richardson (Developer and Prosper Developers Council Representative):* Stated the changes are going to be at a considerably greater cost. Expressed concern of implementation on projects that have not been final platted. Suggested that developments that have an approved preliminary plat should be grandfathered.

*Trevor Wood (Resident and Developer):* Suggested to guard against the standards as a blanket, do not make this a requirement in the older downtown areas. The downtown feel as it is revitalized would be affected and the board-on-board fencing would not match architectural style.

*Judy Barnes (Resident):* Described current fencing in her subdivision and desire for the fencing to remain the way it is. Expressed the desire to have the freedom to make the decisions for their properties.

There being no other speakers the Public Hearing was closed by Chair McClung.

Commission Discussion:

1. Alternating Single Family Plan Elevations (Anti-Monotony). A minimum of four (4) distinctly different home elevations shall be built on the same side of the street. Similar elevations shall not face each other. The same elevation shall not be within three homes of each other on the same side of the street. Different exterior elevations can be met by meeting at least two of the following criteria: Different roof forms/profiles, different facades consisting of different window and door style and placement, different entry treatment such as porches and columns, different number of stories.

Alzner: Agreed as proposed.

Snyder: Agreed with no less than four (4) distinctly different home elevations shall be built on the same side of the street.

- Moody: Agreed with no less than four (4) distinctly different home elevations shall be built on the same side of the street/clarify if less than four homes on a street.
- McClung: Agreed as proposed with clarification of less than four homes on a street.
- Barnes: Recommended to clarify “elevations not facing each other.”
- Hema: Agreed with Commissioners’ comments.

2. Masonry Construction for Single Family Facades Facing a Street. Excluding windows, any portion of an upper story facing a street shall be constructed of 100% masonry.

- Alzner: Opposed to the requirement, does not promote diversity of product type.
- Snyder: Agreed as proposed.
- Moody: Agreed as proposed.
- McClung: Noted the 100% masonry is too excessive/proposed no less than 85%-90% masonry.
- Barnes: Agreed as proposed.
- Hema: Agreed as proposed.

3. Impervious Coverage of Front Yards. The cumulative area of any driveway plus any impermeable surface area located between the front property line and any front building wall shall not exceed fifty (50) percent of the area between the front property line and any front building wall. For the purpose of this subsection, the front wall of a j-swing can be used to meet the requirement.

All Commissioners: Agreed with the language as proposed.

4. Single Family Corner Lot Landscaping. A minimum of two (2), four (4) caliper inch trees shall be planted in the side yards of a corner lot. Where more than two (2) trees are required per lot, the side yard corner lot trees may be used to meet the requirement. Street trees planted adjacent to the side yard of a corner lot may also be used to meet the requirement.

- Alzner: Noted the requirement is excessive, change the wording to provide flexibility.
- Snyder: Recommended to decrease the size requirement to three (3) caliper inch tree.
- Moody: Noted the requirement is excessive.
- McClung: Recommended to decrease the requirement to one (1) three (3) caliper inch tree.
- Barnes: Stated he does not support this requirement.
- Hema: Stated the requirement is excessive.

5. Residential Garage Standards

- i. In no instance shall a garage door directly facing a street be less than 25 feet from the property line.

All Commissioners: Agreed with the language as proposed.

- ii. Garage door directly facing a street shall not occupy more than fifty percent (50%) of the width of the front façade of the house.

All Commissioners: Agreed with the language as proposed.

- iii. Garage door directly facing a street shall be located a minimum of five (5) feet behind the main front façade of the house.

All Commissioners: Agreed that garage doors directly facing a street must be recessed or flush with the main portion of the house, in lieu of requiring the five (5) foot garage door setback..

- iv. Where a home has three (3) or more garage/enclosed parking spaces, no more than two (2) garage doors shall face the street, unless the garage door(s) are located behind the main structure.

All Commissioners: Agreed as proposed – Staff suggested that the language be modified to clarify only two garage spaces can face the street.

6. Residential Driveway Standards

- i. Stamp and stain/patterned concrete, shall be dust-on color application to wet concrete.
- ii. Acid-etched colored concrete for the field with scored colored borders, shall use dust-on color application to wet concrete.
- iii. Colored concrete with scored smooth border, shall use dust-on color application to wet concrete.
- iv. Brick or interlocking pavers or pave stone.

All Commissioners: Agreed to omit this amendment; except Alzner recommended to utilize the requirement in PD's or at a minimum, require a border or edge.

7. Chimneys. The exterior of chimneys shall be 100% clay fired brick, natural or manufactures stone or stucco.

Alzner: Opposed to the requirement due to weight of full brick, recommended requiring Hardi-board and "Smartside Siding" as an allowable masonry material for chimneys.

Snyder: Agreed with the language as proposed.

Moody: Agreed with the language as proposed.

McClung: Recommended Hardi-board and thin brick as an allowable masonry material for chimneys.

Barnes: Recommended thin brick as an allowable masonry material for chimneys.

Hema: Agreed with the language as proposed.

8. Carports. The support structures of a carport shall be of the same material as the main structure. The roof shall have a minimum roof pitch of 6:12 and be of similar material and (architectural design) as the main structure:

Alzner: Agreed with the language as proposed.

Snyder: Agreed with the language but would prefer elimination.

Moody: Agree with the language as proposed.

McClung: Recommended allowing only on lots with a minimum of one acre.

Barnes: Agreed with the language but would prefer elimination.

Hema: Agreed with the language as proposed.

9. General Fencing Standards. Wooden fences shall be board-on-board with a top rail.

- Alzner: Supported board-on-board fencing with new construction, but existing fencing should not require to be replaced with board-on-board fencing. All existing fencing should be grandfathered.
- Snyder: Suggested new fencing be board-on-board, and an entire replacement be required to have board-on-board fencing.
- Moody: Agreed with new fencing required to have board-on-board and existing should be grandfathered.
- McClung: Stated fencing facing the street should be required to have board-on-board, but fences on internal lots between neighbors should be up to the resident.
- Barnes: Agreed with new fencing being required to have board-on-board and existing should be grandfathered.
- Hema: Agreed with new fencing being required to have board-on-board and existing should be grandfathered.

10. Fencing adjacent to Open Spaces and Hike & Bike Trails. Fences adjacent to open space and hike and bike trails shall be ornamental metal, tubular steel or split rail. Existing wooden fences may be replaced with wooden fence in compliance with the board-on-board requirement.

All Commissioners: Agreed with proposed amendment with existing, legally installed wooden fencing being grandfathered from the replacement requirement.

11. Fences on corner lots shall be ornamental metal. Existing wood fences may be replaced with a wood fence in accordance with the standards for wood fences as they exist or may be amended. Existing wooden fences may be replaced with wood fences in compliance with the board-on-board requirement.

All Commissioners (with the exception of Snyder): Opposed the corner lot open fencing requirement.

Snyder: Agreed with the language as proposed.

12. Garage size. The total area of enclosed garage space shall be a minimum of 426 square feet. The requirement can be met by a garage area separate from the two-car garage.

Alzner: Agreed with the language as proposed.

Snyder: Agreed with the language as proposed.

Moody: Stated the 15% increase appears arbitrary; suggested 400 square feet.

McClung: Opposed/the size of the garage should be between the builder and the homeowner.

Barnes: Agreed more square footage is need, but it should be a decision made by the builder and homeowner.

Hema: Agreed with amendment but suggested a minimum length and width be proposed.

Motion by McClung, seconded by Snyder, to approve Agenda Item 5, subject to the proposed changes as noted. Motion approved 6-0.

**6. Possibly direct Town Staff to schedule topic(s) for discussion at a future meeting.**

*Webb*: Noted this was Chairman McClung's final meeting and on behalf of the Town and the staff, expressed sincere appreciation for the years of service and effort put into preparing for every meeting and professionalism chairing the Commission.

**7. Adjourn.**

Motioned by Snyder, seconded by Hema, to adjourn. Motion approved 6-0 at 8:19 p.m.

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**Pamela Clark, Planning Technician**

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**Chris Keith, Secretary**



## PLANNING

**To:** Planning & Zoning Commission  
**From:** Alex Glushko, AICP, Senior Planner  
**Through:** John Webb, AICP, Director of Development Services  
**Re:** Planning & Zoning Commission Meeting – June 2, 2015

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**Agenda Item:**

Consider and act upon a Final Plat of Gee Road, Segment A, on 3.5± acres, being a segment of Gee Road, located at the intersection of US 380 and Gee Road. (D15-0008).

**Description of Agenda Item:**

The Final Plat shows a segment of Gee Road which will be dedicated to the Town of Prosper.

**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.

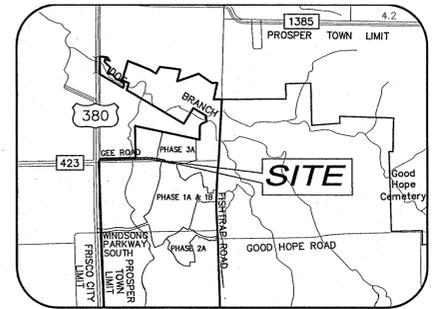
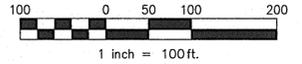
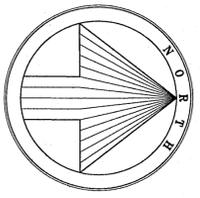
**Attached Documents:**

1. Final Plat.

**Town Staff Recommendation:**

Town staff recommends approval of the Final Plat subject to:

1. Town staff and TxDOT approval of all right-of-way dedication, turn lanes, drive openings, street sections, and easements.



LOCATION MAP  
N.T.S.

U.S. HIGHWAY 380

BLOCK A, LOT 1  
WESTFORK CROSSING ADDITION  
DOC. NO. 2012-93  
P.R.D.C.T.

BLOCK A, LOT 2R  
WESTFORK CROSSING ADDITION  
DOC. NO. \_\_\_\_\_  
P.R.D.C.T.

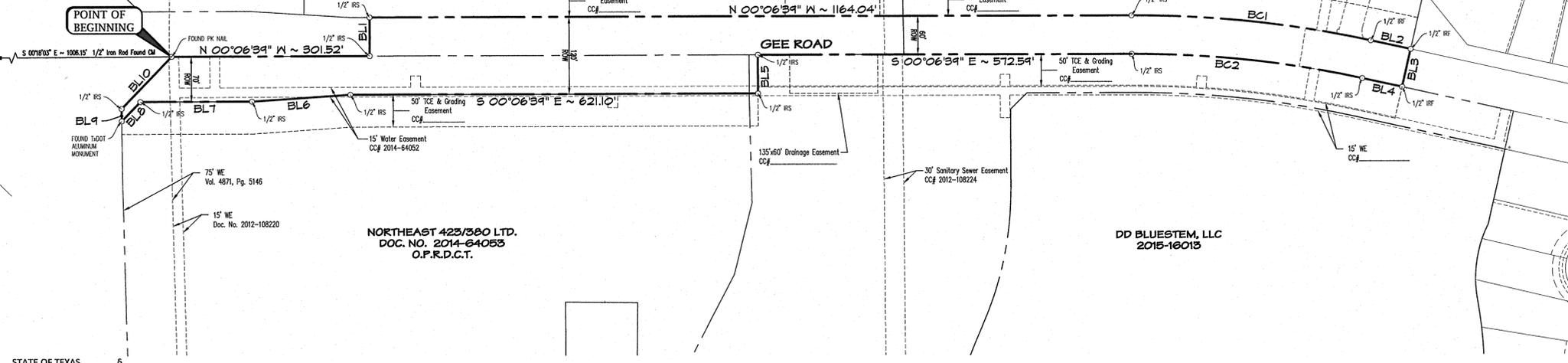
TVG TEXAS I, LLC  
DOC. NO. 2012-59927  
D.R.D.C.T.

WINDSONG RANCH  
PHASE 3A  
Doc# \_\_\_\_\_

WINDSONG RANCH  
PHASE 1A  
Doc# 2014-248

NORTHEAST 423/380 LTD.  
DOC. NO. 2014-64053  
O.P.R.D.C.T.

DD BLUESTEM, LLC  
2015-16013



STATE OF TEXAS §  
COUNTY OF DENTON §

OWNER'S CERTIFICATE

BEING a tract of land situated in the M.E.P. Survey, Abstract No. 1476 and the J. Saling Survey Abstract No. 1675, Town of Prosper, Denton County, Texas, the subject tract being a portion of a tract conveyed to TVG Texas I, LLC according to the deed recorded in Document No. 2012-59927, Deed Records, Denton County, Texas and a portion of a tract conveyed to Northeast 423/380, Ltd. according to the deed recorded in Document No. 2014-64053, Deed Records, Denton County, Texas, the subject tract being more particularly described as follows:

BEGINNING at a PK nail found in the approximate centerline of Gee Road, said nail being on the northwest end of a corner clip of U.S. Highway 380 (a variable width right-of-way) and the subject tract from which a 1/2" iron rod found in the southwest corner of the J. Saling Survey Abstract No. 1675, bears S 00°18'03" E, a distance of 1006.15 feet;

THENCE, N 00°06'39" W, a distance of 301.52 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSEN" set;

THENCE, S 89°53'21" W, a distance of 60.00 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSEN" set;

THENCE, N 00°06'39" W, a distance of 1164.04 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSEN" set;

THENCE around a tangent curve to the right having a central angle of 12°43'31", a radius of 1660.00 feet, a chord of N 06°15'06" E - 367.92 feet, an arc length of 368.68 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSEN" set;

THENCE, N 12°36'51" E, a distance of 62.33 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSEN" set;

THENCE, S 77°23'09" E, a distance of 60.00 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSEN" set;

THENCE, S 12°36'51" W, a distance of 62.33 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSEN" set;

THENCE around a tangent curve to the right having a central angle of 12°43'31", a radius of 1660.00 feet, a chord of S 06°15'06" E - 354.62 feet, an arc length of 355.35 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSEN" set;

THENCE, S 00°06'39" E, a distance of 572.59 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSEN" found;

THENCE, N 89°53'21" E, a distance of 60.00 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSEN" found;

THENCE, S 00°06'39" E, a distance of 621.10 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSEN" set;

THENCE, S 03°55'28" E, a distance of 150.35 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSEN" set;

THENCE, S 00°06'39" E, a distance of 169.98 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSEN" set;

THENCE, S 46°37'51" E, a distance of 41.01 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSEN" set;

THENCE, S 89°17'50" W, a distance of 19.04 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSEN" set;

THENCE, N 46°37'51" W, a distance of 111.24 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSEN" set;

to the POINT OF BEGINNING with the subject tract containing 153543 square feet or 3.525 acres of land.

SURVEYOR'S CERTIFICATE

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 Prosper, Texas.



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

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 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 \_\_\_\_\_, 2015.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT we, TVG TEXAS I, LLC and NORTHEAST 423/380, LTD., acting herein by and through its duly authorized officers, does hereby certify and adopt this plat designating the herein above described property as GEE ROAD SEGMENT A, 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, and NORTHEAST 423/380, LTD., 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 plotting ordinances, rules, regulations and resolutions of the Town of Prosper, Texas. Witness our hands at Denton County, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

TVG TEXAS I, LLC  
A Texas Limited Liability Company

By: BP-Terra Verde Investors, 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

STATE OF TEXAS §  
COUNTY OF DENTON §

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 \_\_\_\_\_, 2015.

Notary Public, State of Texas

NORTHEAST 423/380, LTD.  
A Texas Limited Partnership

By: Northeast Corner, LLC  
A Texas Limited Liability Company  
Its General Partner

By: \_\_\_\_\_  
Robert V. Dorozil, Manager

Legend

- IRS Iron Rod Set
IRF Iron Rod Found
ROW Right Of Way
DE Drainage Easement
SSE Sanitary Sewer Easement
WE Water Easement
TCE Temporary Construction Easement

Boundary Curve Table

Table with 6 columns: Curve #, Length, Radius, Chord, Chord Bearing, Delta. Rows include BC1 and BC2.

Boundary Line Table

Table with 3 columns: Line #, Length, Direction. Rows include BL1 through BL10.

STATE OF TEXAS §  
COUNTY OF DENTON §

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 \_\_\_\_\_, 2015.

Notary Public, State of Texas

CERTIFICATE OF APPROVAL

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2015 by the Planning & Zoning Commission of the Town of Prosper, Texas.

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

FINAL PLAT
GEE ROAD, SEGMENT A
3.525 Acres Out Of The
M.E.P. Survey ~ Abstract No. 1476
J. Saling Survey ~ Abstract No. 1675
TOWN OF PROSPER
DENTON COUNTY, TEXAS

OWNER / APPLICANT: TVG TEXAS I, LLC
ENGINEER / SURVEYOR: Spiars Engineering, Inc.
1001 Windsong Parkway South, Prosper, Texas 75078
765 Custer Road, Suite 100, Plano, TX 75075
Telephone: (972) 347-9270
Telephone: (972) 422-0077
Contact: David Blom
Contact: Matt Dorsett

Note: This Plat is part of the West Prosper Road Pavement Improvements project.

Vertical text on the left margin: Drawing: 0.0013.005V13-002. Filename: Road/WP/SEGMENT A - GEE ROAD V13-002. Date: 5/14/2015. 3:21:10 PM. Plotted By: mcharters. Plot Date: 5/14/2015 4:17 PM.



## PLANNING

**To:** Planning & Zoning Commission

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

**Through:** John Webb, AICP, Director of Development Services

**Re:** Planning & Zoning Commission Meeting – June 2, 2015

---

**Agenda Item:**

Consider and act upon a Preliminary Site Plan for a medical office development (Texas Health Resources), on 10.5± acres, located on the northeast corner of US 380 and future Mahard Parkway. The property is zoned Planned Development-47 (PD-47) and Specific Use Permit-12 (S-12). (D15-0023).

**Description of Agenda Item:**

The Preliminary Site Plan shows a proposed medical office development (Texas Health Resources) consisting of 122,500 square feet, which will be constructed in multiple phases. The first phase of development will consist of 65,000 square feet. Access is provided from US 380 and future Mahard Parkway. Adequate parking has been provided. The Preliminary Site Plan conforms to the Planned Development-47 and Specific Use Permit-12 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. 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 and TxDOT approval of all thoroughfare locations, right-of-way dedications, easements, driveways, turn lanes, drive openings, median openings, sidewalks, and hike and bike trails.
3. Town staff approval of all fire hydrants, fire department connections (FDC) and fire lanes, including widths, radii, and location.





## PLANNING

**To:** Planning & Zoning Commission

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

**Through:** John Webb, AICP, Director of Development Services

**Re:** Planning & Zoning Commission Meeting – June 2, 2015

---

**Agenda Item:**

Consider and act upon a Site Plan for a medical office development (Texas Health Resources), on 10.4± acres, located on the northeast corner of US 380 and future Mahard Parkway. The property is zoned Planned Development-47 (PD-47) and Specific Use Permit-12 (S-12). (D15-0024).

**Description of Agenda Item:**

The Site Plan shows a proposed medical office development (Texas Health Resources) consisting of 65,000 square feet. Access is provided from US 380 and future Mahard Parkway. Adequate parking has been provided. The Site Plan conforms to the Planned Development-47 and Specific Use Permit-12 development standards and the Preliminary Site Plan.

**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:**

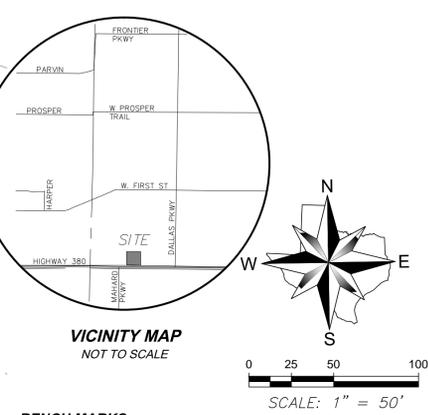
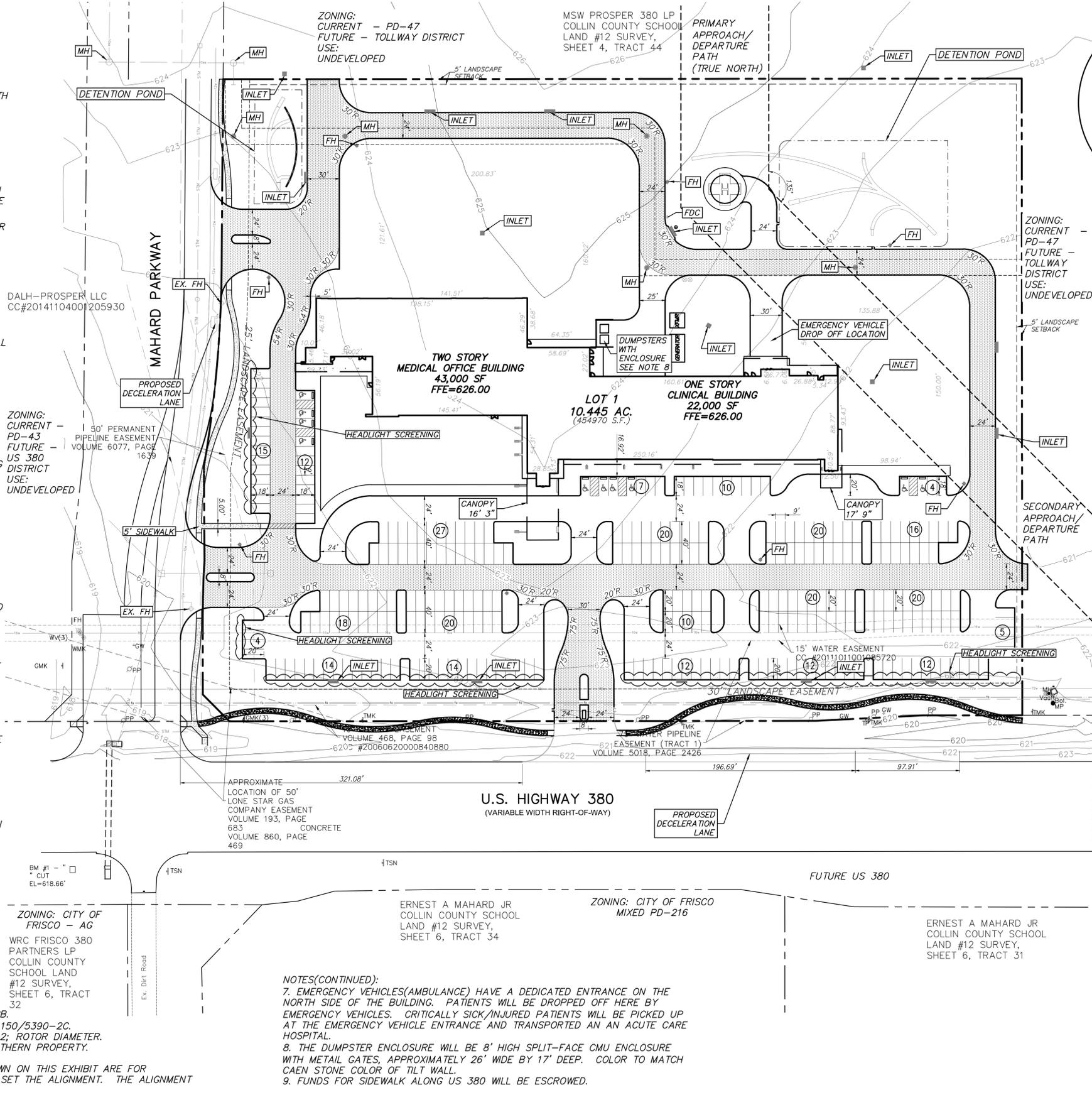
1. Site Plan

**Town Staff Recommendation:**

Town staff recommends approval of the Site Plan subject to:

1. Town staff approval of civil engineering, façade, open space, landscaping, and irrigation plans.
2. Town staff and TxDOT approval of all thoroughfare locations, right-of-way dedications, easements, driveways, turn lanes, drive openings, median openings, sidewalks, and hike and bike trails.
3. Town staff approval of all fire hydrants, fire department connections (FDC) and fire lanes, including widths, radii, and location.

- CITY 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 FAÇADE PLAN.
  - 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.
  - 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.
  - NO 100-YEAR FLOODPLAIN EXISTS ON SITE.
  - NO EXISTING TREES ON SITE.
  - ALL DETENTION PONDS TO BE AMENITIZED.



- BENCH MARKS:**
- BM #1 - "X" cut at the centerline of a concrete headwall located on the south side of U.S. Hwy. 380, ±134.90 feet south of the southwest property corner.  
ELEVATION - 618.66 feet
  - BM #2 - "X" cut at the centerline of a concrete headwall located on the north side of U.S. Hwy. 380, ±21.25 feet southeast of the southeast property corner.  
ELEVATION - 623.81 feet
  - BM #3 - "X" cut on water mh concrete collar north of denton county line sign.  
N=7130673.2630 E=2476518.0780  
ELEVATION - 615.41
  - BM #4 - "X" cut on south end of headwall approx. 150 feet north of the intersection of U.S. Hwy. 380 and the southbound drive of Dallas Pkwy. on the west side of Dallas Pkwy.  
N=7130743.0850 E=2481993.6100  
ELEVATION - 629.04

**LEGEND**

PP	Power Pole	IRF	Iron Rod Found
GW	Guy Wire	IRS	Iron Rod Set
MH	Manhole	CIRS	Iron Rod Set w/ cap "WAI"
WV	Water Valve	CIRF	Iron Rod Found w/ cap
TP	Telephone Pedestal	XCS	"X" Cut in Concrete Set
WM	Water Meter	XCF	"X" Cut in Concrete Found
FH	Fire Hydrant	PKS	PK Nail Set
LP	Light Pole	PKF	PK Nail Found
IV	Irrigation Valve	SS	Sanitary Sewer
CO	Clean Out	SW	Storm Sewer
AC	Air Conditioner	TF	Transformer pad
TV	Cable Box	GM	Gas Meter
SB	Signal Box	GMK	Gas Marker
SP	Signal Pole	TSN	Traffic Sign
SN	Sign	UGC	Underground Cable Marker
CM	Control Monument	EG	Electric Box
WPK	Water Marker	EM	Electric Meter
MP	Metal Post	TMK	Traffic Marker
		BCL	Ballard

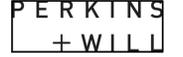
**SITE DATA TABLE**

LOT NUMBER	1
ZONING	PD-47
PROPOSED USE	MEDICAL OFFICE
LOT AREA (AC)	10.445
BUILDING AREA (SF)	65,000
BUILDING HEIGHT (FT)	33'-9"
LOT COVERAGE	9.51%
FLOOR AREA RATIO	1.5
TOTAL PARKING REQUIRED	206
TOTAL PARKING PROVIDED	292
HC PARKING REQUIRED	7
HC PARKING PROVIDED	10
OPEN SPACE REQUIRED (SF)	31,849
OPEN SPACE PROVIDED (SF)	157,389
OPEN SPACE RATIO REQUIRED	7%
OPEN SPACE RATIO PROVIDED	34.59%
INTERIOR LANDSCAPING REQUIRED (SF) (15 SF/PKG SPOT)	4,380
INTERIOR LANDSCAPING PROVIDED (SF)	7,948
SQUARE FOOTAGE OF IMPERVIOUS SURFACE (SF)	211,586

\*TOTAL PARKING INCLUDES HC SPACES

**HOSPITAL PARKING ANALYSIS:**

A. NUMBER OF EXAM ROOMS @1.5/ROOM = 137  
 B. FITNESS CENTER 6600 SF @ 1:200 = 33  
 C. NUMBER OF EMPLOYEES 200 @ 1 EACH= 160  
 TOTAL = 330



10100 North Central Expressway, Suite 300  
 Dallas, Texas 75231  
 214.261.8700  
 1214.261.8701  
 www.perkinswill.com

**CONSULTANTS**

WYNELMANN & ASSOCIATES  
 6750 Hillcrest Plaza Dr., Ste. 325, Dallas, TX 75230

BURY, INC.  
 5310 Harvest Hill Road, Ste. 100, Dallas, TX 75230

KENDALL + Landscape Architecture  
 8150 North Central, Suite 701, Dallas, TX 75206

TEXAS HEALTH RESOURCES  
 612 E. Lamar Blvd., Ste. 200, Arlington, TX 76011

TEXAS HEALTH RESOURCES  
 3535 Travis Street, Ste. 300, Dallas, TX 75204



PROJECT

**INTEGRATED HEALTH CAMPUS - PROSPER**



KEYPLAN

ISSUE CHART

Drawn	Author	142963.000
Checked	Checked	
Approved	Approved	

TITLE

**SITE PLAN**

SHEET NUMBER

**C-01.00**

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## PLANNING

**To:** Planning & Zoning Commission  
**From:** Alex Glushko, AICP, Senior Planner  
**Through:** John Webb, AICP, Director of Development Services  
**Re:** Planning & Zoning Commission Meeting – June 2, 2015

---

**Agenda Item:**

Consider and act upon a Final Plat for the TXHR Addition, Block A, Lot 1, on 10.5± acres, located on the northeast corner of US 380 and future Mahard Parkway. The property is zoned Planned Development-47 (PD-47) and Specific Use Permit-12 (S-12). (D15-0025).

**Description of Agenda Item:**

The Final Plat shows one non-residential lot for a medical office development (Texas Health Resources). The Final Plat dedicates all easements necessary for development and conforms to the Planned Development-47 and Specific Use Permit-12 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.

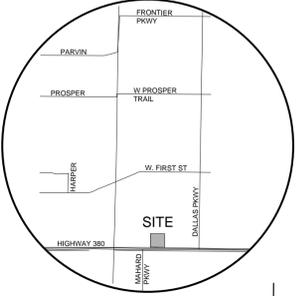
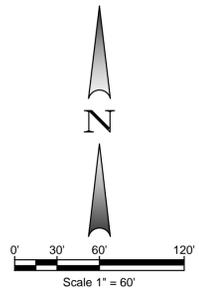
**Attached Documents:**

1. 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 on the Final Plat.
2. Town staff and TxDOT approval of all right-of-way dedication, turn lanes, drive openings, street sections, hike and bike trails and easements, and sidewalks.



VICINITY MAP  
NOT TO SCALE

**ABBREVIATION LEGEND**

ABBR.	DEFINITION
IRF	IRON ROD FOUND
CIRS	IRON ROD SET w/RED PLASTIC CAP STAMPED "W.A.I."
CIRF	IRON ROD FOUND w/CAP
XCS	"X" CUT IN CONCRETE SET
XCF	"X" CUT IN CONCRETE FOUND
PKS	PK NAIL SET
PKF	PK NAIL FOUND
CC#	COUNTY CLERK'S INSTRUMENT No.
CM	CONTROLLING MONUMENT

**\*\*\*NOTE\*\*\***  
 DETAILED DIMENSIONS AND BOUNDARY TIES FOR THE PROPOSED EASEMENTS WILL BE ADDED TO THE PLAT AFTER THE FINAL EASEMENT LOCATIONS HAVE BEEN ESTABLISHED AND APPROVED BY ALL APPROPRIATE PARTIES BUT BEFORE FILING WITH THE COUNTY.

NOTICE: 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 permit.

NO FLOOD PLAIN EXISTS ON THIS SITE

REVISION	DATE	APPROV.

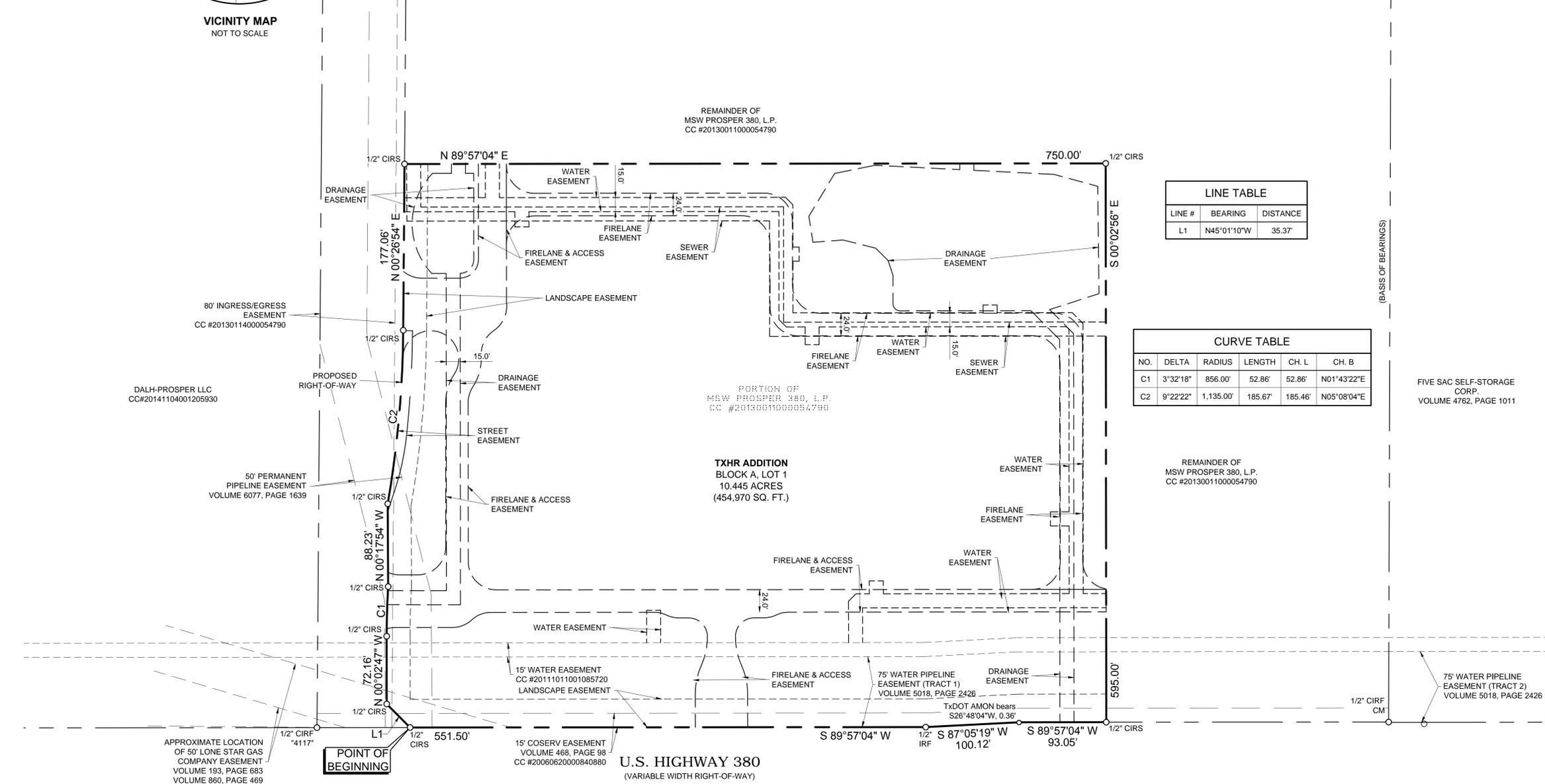


COLLIN COUNTY SCHOOL LAND #12 SURVEY, ABSTRACT NO. 147  
 TOWN OF PROSPER  
 COLLIN COUNTY, TEXAS  
 TEXAS HEALTH RESOURCES  
 612 E. LAMAR BOULEVARD, 10TH FLOOR  
 ARLINGTON, TEXAS 76011

**FINAL PLAT**  
**TXHR ADDITION**  
**BLOCK A, LOT 1**

Date : 10.21.13  
 Scale : 1" = 60'  
 File : 68001-PPLT  
 Project No. : 58504

**SHEET**  
**1**  
**2**



**LINE TABLE**

LINE #	BEARING	DISTANCE
L1	N45°01'10"W	35.37'

**CURVE TABLE**

NO.	DELTA	RADIUS	LENGTH	CH. L	CH. B
C1	3°32'18"	856.00'	52.86'	52.86'	N01°43'22"E
C2	9°22'22"	1,135.00'	185.67'	185.46'	N05°08'04"E

FIVE SAC SELF-STORAGE CORP.  
 VOLUME 4762, PAGE 1011

FINAL PLAT  
 TXHR ADDITION  
 BLOCK A, LOT 1  
 BEING 10.445 ACRES OUT OF THE COLLIN COUNTY  
 SCHOOL LAND #12, ABSTRACT NO. 147  
 TOWN OF PROSPER, COLLIN COUNTY, TEXAS

OWNERS CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS, TEXAS HEALTH RESOURCES are the owners of a tract of land situated in the COLLIN COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 147, in the Town of Prosper, Collin County, Texas, being part of a tract of land described in deed to MSW Prosper 380, L.P. as recorded in County Clerk's Instrument No. 20130011000054790, Official Public Records, Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with a red plastic cap stamped "W.A.I." set for corner on the North Right-of-way of U. S. Highway 380, a variable width right-of-way, said point being North 89 deg 57 min 04 sec East, 99.57 feet from a 1/2-inch iron rod with a plastic cap stamped "4117" found for the Southeast corner of a tract of land described in deed to Prosper Partners, L.P., as recorded in County Clerk's Instrument No. 20080303000247320, Official Public Records, Collin County, Texas;

THENCE departing said North right-of-way of U. S. Highway 380, over and across said MSW Prosper 380 tract, the following courses and distances:

North 45 deg 01 min 10 sec West, a distance of 35.37 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I." set for corner;

North 00 deg 02 min 47 sec West, a distance of 72.16 feet to the beginning of a non-tangent curve to the right having a radius of 856.00 feet, a central angle of 03 deg 32 min 18 sec, a chord bearing of North 01 deg 43 min 22 sec East, and a chord length of 52.86 feet;

Along said non-tangent curve to the right, an arc distance of 52.86 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I." set for corner;

North 00 deg 17 min 54 sec West, a distance of 88.23 feet to the beginning of a non-tangent curve to the left having a radius of 1,135.00 feet, a central angle of 09 deg 22 min 22 sec, a chord bearing of North 05 deg 08 min 04 sec East, and a chord length of 185.46 feet;

Along said non-tangent curve to the left, an arc distance of 185.67 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I." set for corner;

North 00 deg 26 min 54 sec East, a distance of 177.06 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I." set for corner;

North 89 deg 57 min 04 sec East, over and across said MSW Prosper 380 tract, a distance of 750.00 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I." set for corner;

South 00 deg 02 min 56 sec East, a distance of 595.00 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I." set for corner on said North right-of-way of U. S. Highway 380;

THENCE along said North right-of-way of U. S. Highway 380 and the South line of said MSW Prosper 380 tract, the following courses and distances:

South 89 deg 57 min 04 sec West, a distance of 93.05 feet to a point for corner from which an aluminum TxDOT monument found bears South 26 deg 48 min 04 sec West, a distance of 0.36 feet;

South 87 deg 05 min 19 sec West, a distance of 100.12 feet to a 1/2-inch iron rod found for corner;

THENCE South 89 deg 57 min 04 sec West, continuing along said North right-of-way of U. S. Highway 380, a distance of 551.50 feet to the POINT OF BEGINNING.

CONTAINING within these metes and bounds 10.445 acres or 454,970 square feet of land, more or less. Bearings shown hereon are based upon an on-the-ground Survey performed in the field on the 8th day of October, 2013, utilizing a G.P.S. measurement using the Geoshack VRS Network of South 00 deg 10 min 41 sec West, along the most southerly east line of the MSW Prosper 380, L.P. Tract, recorded in County Clerk's File No. 20130011000054790, Official Public Records, Collin County, Texas.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT TEXAS HEALTH RESOURCES acting herein by and through its duly authorized officers, does hereby certify and adopt this plat designating the herein above described property as TXHR 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 TEXAS HEALTH RESOURCES 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, my hand, this the \_\_\_\_\_ day of \_\_\_\_\_, 2015.

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 \_\_\_\_\_, 2015.

Notary Public, State of Texas

WITNESS, my hand, this the \_\_\_\_\_ day of \_\_\_\_\_, 2015.

SURVEYOR'S CERTIFICATE

Know All Men By These Presents:

That I, Leonard J. Lueker, 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 \_\_\_\_\_, 2015.

Leonard J. Lueker
Registered Professional Land Surveyor
Texas Registration # 5714
Winkelmann & Associates, Inc.
6750 Hillcrest Plaza Drive, Suite 325
Dallas, Texas 75230
(972) 490-7090

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 Leonard J. Lueker, 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 \_\_\_\_\_, 2015.

Notary Public, State of Texas

EASEMENT LANGUAGE

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.

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 (ABOVE GROUND DETENTION)

This plat is hereby adopted by the Owners and approved by the Town of Prosper (Called "Town") subject to the following conditions which shall be binding upon the Owners, their heirs, grantees, successors and assigns: The portion of TEXAS HEALTH RESOURCES tract, 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.

NOTICE: 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 bulding permit.

NO FLOOD PLAIN EXISTS ON THIS SITE

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

\_\_\_\_\_ Engineer Department

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

Table with columns: No., DATE, REVISION, APPROV. Includes Winkelmann & Associates, Inc. logo and contact information.

COLLIN COUNTY SCHOOL LAND #12 SURVEY, ABSTRACT NO. 147

TOWN OF PROSPER

COLLIN COUNTY, TEXAS

TEXAS HEALTH RESOURCES

612 E. LAMAR BOULEVARD, 10TH FLOOR

ARLINGTON, TEXAS 76011

FINAL PLAT
TXHR ADDITION
BLOCK A, LOT 1

Table with metadata: Date: 10/21/13, Scale: N/A, File: 68001-PPLT, Project No.: 68504

SHEET
2 of 2

FINAL PLAT
TXHR ADDITION
BLOCK A, LOT 1
BEING 10.445 ACRES OUT OF THE COLLIN COUNTY
SCHOOL LAND #12, ABSTRACT NO. 147
TOWN OF PROSPER, COLLIN COUNTY, TEXAS



## PLANNING

**To:** Planning & Zoning Commission  
**From:** Alex Glushko, AICP, Senior Planner  
**Through:** John Webb, AICP, Director of Development Services  
**Re:** Planning & Zoning Commission Meeting – June 2, 2015

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**Agenda Item:**

Consider and act upon a Final Plat of Meadowbrook, Phase 1, being 247 single family residential lots, on 72.7± acres, located on the east side of Coit Road, 2,600± feet south of First Street. The property is zoned Planned Development-25 (PD-25). (D15-0031).

**Description of Agenda Item:**

The Final Plat shows 247 single family residential lots. Access will be provided from Coit Road and the off-site extension of Lakewood Drive to US 380. The Final Plat conforms to the Planned Development-25 development standards and the approved Preliminary Plat.

**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. Final Plat

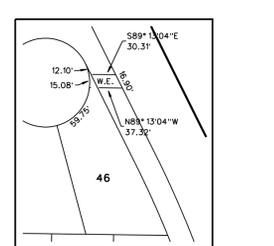
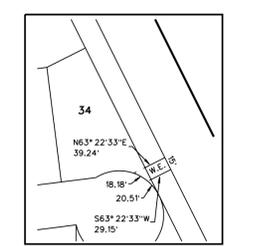
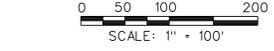
**Town Staff Recommendation:**

Town staff recommends approval of the Final Plat subject to:

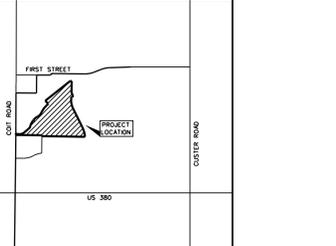
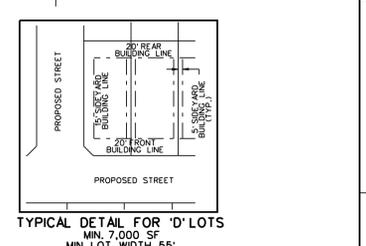
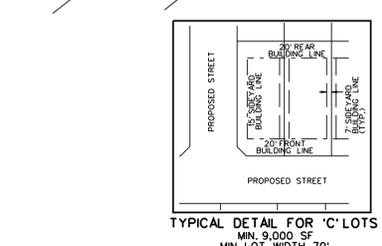
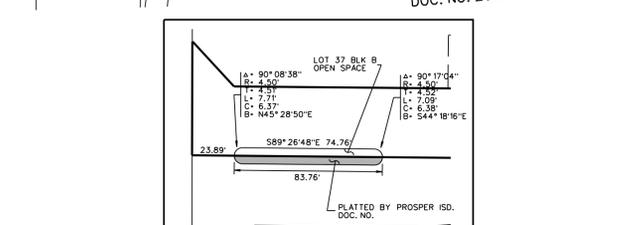
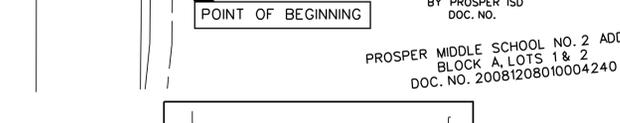
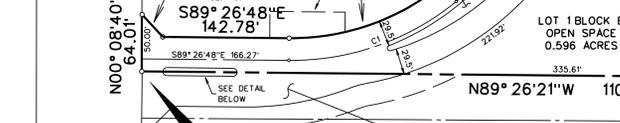
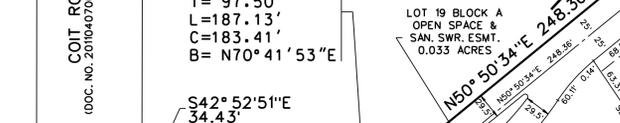
1. Town staff approval of all additions and/or alterations to the easements on the Final Plat.
2. Town staff approval of civil engineering, landscape, irrigation, and screening plans.
3. Town staff approval of all right-of-way dedication, turn lanes, drive openings, street sections, hike and bike trails and easements, and sidewalks.

CURVE NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	BEARING
1.	39°42'38"	295.00'	204.46'	106.53'	200.39'	N70°41'23"E
2.	15°17'45"	275.00'	73.41'	36.92'	73.20'	N43°11'41"E
3.	20°17'10"	250.00'	88.52'	44.73'	88.05'	S44°18'36"E
4.	60°37'21"	50.00'	261.26'	---	50.47'	N48°00'35"E
5.	20°44'50"	275.00'	99.58'	50.34'	99.04'	N25°10'24"E
6.	27°17'20"	525.00'	250.05'	127.44'	247.69'	N28°26'39"E
7.	09°19'21"	250.00'	40.68'	20.38'	40.63'	S43°15'00"E
8.	07°41'09"	1245.00'	167.01'	83.63'	166.88'	S42°25'54"E
9.	116°40'58"	50.00'	101.83'	81.09'	85.12'	S67°44'46"E
10.	47°03'07"	250.00'	205.32'	108.85'	199.60'	S22°44'46"E
11.	31°23'02"	50.00'	27.39'	14.05'	27.39'	N45°05'25"E
12.	07°41'09"	935.00'	125.42'	62.81'	125.33'	N42°25'54"W
13.	07°41'09"	1090.00'	146.22'	73.22'	146.11'	S42°25'54"E
14.	16°55'47"	525.00'	155.13'	78.13'	154.56'	N50°33'12"E
15.	15°01'44"	625.00'	163.94'	82.44'	163.47'	N51°30'14"E
16.	17°34'33"	625.00'	191.72'	96.62'	190.97'	N35°12'06"E
17.	06°52'00"	975.00'	116.85'	58.50'	116.78'	N29°50'50"E
18.	17°15'37"	400.00'	120.50'	60.71'	120.04'	S47°13'08"E
19.	07°41'09"	625.00'	33.54'	16.79'	33.51'	N47°34'06"E
20.	07°41'09"	250.00'	83.84'	41.98'	83.78'	S42°25'54"E
21.	07°41'09"	780.00'	104.63'	52.39'	104.55'	N45°47'05"E
22.	120°01'23"	50.00'	104.89'	86.93'	86.69'	S23°02'59"E
23.	161°28'45"	50.00'	140.92'	99.77'	98.70'	S45°20'53"E
24.	14°58'06"	250.00'	65.31'	32.84'	62.13'	N83°17'53"E
25.	07°58'30"	1230.00'	171.20'	85.74'	171.06'	S10°11'55"E
26.	12°26'17"	1230.00'	267.01'	134.03'	266.49'	S20°24'18"E
27.	64°40'01"	50.00'	257.73'	153.48'	200.00'	N20°00'51"E
28.	17°25'24"	250.00'	76.02'	38.31'	75.73'	N82°04'14"E
29.	15°09'45"	325.00'	86.01'	43.26'	85.76'	S09°03'35"E
30.	25°30'54"	325.00'	144.73'	73.58'	143.54'	S29°23'55"E
31.	04°03'07"	250.00'	17.97'	8.99'	17.97'	N45°47'05"E
32.	34°56'04"	250.00'	152.43'	78.67'	150.08'	N65°18'41"E
33.	70°28'49"	50.00'	252.65'	---	57.70'	N22°43'08"E
34.	39°03'11"	405.00'	276.05'	143.63'	270.74'	N63°15'07"E
35.	41°42'43"	560.00'	407.69'	213.35'	398.74'	N64°34'53"E
36.	20°54'00"	225.00'	82.07'	41.50'	81.62'	S10°27'57"E
37.	179°29'47"	50.00'	157.52'	---	100.00'	N27°22'44"E
38.	27°15'59"	800.00'	380.71'	194.03'	377.13'	S12°59'57"E
39.	13°07'32"	1010.00'	231.37'	116.20'	230.87'	S14°21'11"E
40.	37°31'28"	115.00'	242.88'	124.88'	242.88'	N62°29'15"E
41.	38°34'20"	870.00'	585.69'	304.43'	574.70'	N63°00'41"E
42.	00°05'16"	1010.00'	1.50'	0.73'	1.50'	S07°44'52"E
43.	37°10'28"	1025.00'	665.04'	344.70'	653.43'	N62°18'46"E
44.	10°26'42"	975.00'	177.74'	89.12'	177.49'	N38°30'11"E
45.	38°34'20"	1190.00'	801.12'	416.41'	786.08'	N63°00'41"E
46.	11°51'21"	1190.00'	246.24'	123.56'	245.80'	N88°13'32"E
47.	30°38'06"	97.00'	51.86'	26.57'	51.25'	S39°29'54"E
48.	91°41'19"	75.00'	120.02'	77.24'	107.62'	S45°12'07"E
49.	38°35'10"	80.00'	53.88'	28.01'	52.84'	N70°16'56"E
50.	89°19'31"	72.00'	112.25'	71.16'	101.22'	S84°20'53"E
51.	37°12'30"	80.00'	51.95'	26.93'	51.04'	S58°17'23"E
52.	38°58'13"	1355.00'	921.62'	479.44'	903.96'	N67°20'45"E

LINE NO.	BEARING	DISTANCE	LINE NO.	BEARING	DISTANCE
1.	S 54°27'11" E	21.88'	31.	S 62°25'18" E	15.24'
2.	S 11°35'11" E	14.66'	32.	N 73°21'32" E	13.09'
3.	S 32°51'21" W	14.26'	33.	S 32°51'21" W	14.26'
4.	N 55°49'59" E	5.88'	34.	S 45°20'33" E	14.42'
5.	N 58°34'55" E	13.68'	35.	N 44°39'07" E	20.81'
6.	S 47°54'41" E	29.10'	36.	N 56°37'08" W	14.44'
7.	S 00°59'10" E	13.78'	37.	N 75°48'50" E	17.22'
8.	N 22°15'14" E	16.12'	38.	N 32°26'25" E	13.53'
9.	S 67°44'46" E	27.32'	39.	S 24°26'03" W	21.83'
10.	N 00°46'56" E	47.66'	40.	S 63°22'33" W	48.70'
11.	N 42°19'00" E	13.36'	41.	B 18°07'52" W	16.91'
12.	S 00°46'56" W	3.41'	42.	N 37°19'41" E	14.09'
13.	S 46°56'54" E	14.87'	43.	S 38°55'32" E	14.11'
14.	S 44°17'57" E	14.16'	44.	S 36°20'31" W	14.38'
15.	N 45°42'03" E	14.12'	45.	S 53°26'36" E	13.96'
16.	N 51°24'18" W	16.48'	46.	N 38°02'18" E	13.96'
17.	S 59°23'54" E	9.98'	47.	N 78°24'49" W	96.28'
18.	S 87°22'53" E	13.99'			
19.	S 00°25'01" E	14.90'			
20.	S 08°09'17" W	13.29'			
21.	S 08°25'08" E	14.55'			
22.	S 84°13'58" E	13.99'			
23.	S 05°53'41" E	25.00'			
24.	S 05°53'41" E	14.27'			
25.	N 88°43'31" E	14.14'			
26.	S 01°16'29" E	14.14'			
27.	S 89°12'55" E	13.62'			
28.	S 06°45'26" W	13.27'			
29.	S 07°43'17" E	20.38'			
30.	N 00°14'56" E	15.00'			



- NOTES**
- Bearing are referenced to a 117.004 acre tract, as described in the Deed Records of Collin County, Texas.
  - Allot lines are radial or perpendicular to the street unless otherwise noted by bearing.
  - 1/2\"
  - C.M. - Controlling Monuments  
IRF - Iron Rod Found  
U.E. - Utility Easement  
B.L. - Building Line  
W.E. - Water Easement  
V.A.M. - Visibility Access Maintenance Easement  
Δ - Street Name Change  
Δ - Denotes Front Yard
  - No Flood Plain exists on site.
  - Selling a portion of this addition by metes and bounds is a violation of the City ordinance and State law, and is subject to fines and withholding of utilities and building permits.
  - All Open Space lots will be owned and maintained by H.O.A.
  - All fences adjacent to open spaces to be ornamental metal.
  - No utility or drainage easements allowed in landscape easements (Lokewood Drive)
  - Regional detention to be provided in offsite lake, and to be owned and maintained by



55 PROSPER, L.P.  
DOC. NO. 2012011000035080

TOTAL LOTS 247  
TYPE C LOTS 47  
TYPE D LOTS 200

TOTAL ACRES 72.739

OWNER  
**PROSPER 236, LLC.**  
13809 RESEARCH BLVD., SUITE 655  
AUSTIN, TEXAS 78750

PREPARED BY  
**CORWIN ENGINEERING, INC.**  
200 W. BELMONT, SUITE E  
ALLEN, TEXAS 75013  
(972)-396-1200

MAY 2015 SCALE: 1\"/>

FINAL PLAT  
OF  
**MEADOWBROOK  
PHASE I**  
OUT OF THE  
**JAMES STONE SURVEY, ABSTRACT NO. 847  
I.C. WILLIAMS SURVEY, ABSTRACT NO. 948**  
IN THE  
**TOWN OF PROSPER  
COLLIN COUNTY, TEXAS**

LEGAL DESCRIPTION

WHEREAS PROSPER 236, LLC, is the owner of a tract of land situated in the James Stone Survey, Abstract No. 847 and the I.C. Williamson Survey, Abstract No. 948 in the Town of Prosper, Collin County, Texas, being part of a 117.004 acre tract, as recorded in Document No. 20150130000109770 in the Deed Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING, at a 1/2 inch iron rod found at the northwest corner of Prosper Middle School No. 2 Addition Block A, Lots 1 & 2, an addition to the Town of Prosper, as described in Document Number 20081208010004240, in the Plat Records of Collin County, Texas, and the southwest corner of said 117.004 acre tract, being in the east line of Coit Road (Variable R.O.W.), as described in Doc. No. 20110407000363170, in said Deed Records:

THENCE, North 00°08'40" East, along the west line of said 117.004 acre tract and along the east line of said Coit Road, for a distance of 64.01 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.":

THENCE, South 42°52'51" East, departing said east and west lines, for a distance of 34.43 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.":

THENCE, South 89°26'48" East, for a distance of 142.78 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", at the point of curvature of a curve to the left, having a radius of 270.00 feet, a central angle of 39°42'38", and a tangent of 97.50 feet:

THENCE, along said curve to the left for an arc distance of 187.13 feet (Chord Bearing North 70°41'53" East - 183.41 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", at the point of tangency:

THENCE, North 50°50'34" East, for a distance of 248.36 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", at the point of curvature of a curve to the left, having a radius of 250.00 feet, a central angle of 36°02'35", and a tangent of 81.33 feet:

THENCE, along said curve to the left for an arc distance of 157.27 feet (Chord Bearing North 32°49'16" East - 154.69 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", at the point of reverse curvature of a curve to the right, having a radius of 550.00 feet, a central angle of 26°57'42" and a tangent of 131.85 feet:

THENCE, along said curve to the right for an arc distance of 258.81 feet (Chord Bearing North 28°16'50" East - 256.43 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", at the point of reverse curvature of a curve to the left, having a radius of 200.00 feet, a central angle of 07°48'27", and a tangent of 13.65 feet:

THENCE, along said curve to the left for an arc distance of 27.25 feet (Chord Bearing North 37°51'27" East - 27.23 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", at the point of reverse curvature of a curve to the right, having a radius of 399.50 feet, a central angle of 33°03'49", and a tangent of 118.58 feet:

THENCE, along said curve to the right for an arc distance of 230.54 feet (Chord Bearing North 50°29'08" East - 227.35 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", at the point of reverse curvature of a curve to the left, having a radius of 200.00 feet, a central angle of 24°41'35" and a tangent of 43.78 feet:

THENCE, along said curve to the left for an arc distance of 86.20 feet (Chord Bearing North 54°40'15" East - 85.53 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", to a point of a compound curvature of a curve to the left, having a radius of 600.00 feet, a central angle of 15°54'38" and a tangent of 83.85 feet:

THENCE, along said curve to the left for an arc distance of 166.61 feet (Chord Bearing North 34°22'09" East - 166.08 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", at the point of reverse curvature of a curve to the right, having a radius of 1000.00 feet, a central angle of 17°18'42", and a tangent of 152.23 feet:

THENCE, along said curve to the right for an arc distance of 302.15 feet (Chord Bearing North 35°04'10" East - 301.00 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", at the point of tangency:

THENCE, North 43°43'31" East, for a distance of 123.57 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.":

THENCE, North 44°55'23" West, for a distance of 177.15 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.":

THENCE, North 51°46'30" East, for a distance of 1342.22 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.":

THENCE, South 89°21'28" East, for a distance of 66.59 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.":

THENCE, South 00°38'32" West, for a distance of 512.75 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.":

THENCE, South 34°31'13" East, for a distance of 100.13 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.":

THENCE, South 08°47'19" West, for a distance of 85.00 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", on a curve to the left, having a radius of 1150.00 feet, a central angle of 00°27'20", and a tangent of 4.57 feet:

THENCE, along said curve to the left for an arc distance of 9.14 feet (Chord Bearing North 81°26'21" West - 9.14 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", to the point of a compound curvature of a curve to the left, having a radius of 45.00 feet, a central angle of 97°41'27", and a tangent of 51.49 feet:

THENCE, along said curve to the left for an arc distance of 76.72 feet (Chord Bearing South 49°29'16" West - 67.76 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", at the point of tangency:

THENCE, South 00°38'32" West, for a distance of 86.15 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", at the point of curvature of a curve to the left, having a radius of 770.00 feet, a central angle of 27°15'59", and a tangent of 186.75 feet:

THENCE, along said curve to the left for an arc distance of 366.43 feet (Chord Bearing South 12°59'27" East - 362.98 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", to the point of tangency:

THENCE, South 26°37'27" East, for a distance of 846.39 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", at the point of curvature of a curve to the right, having a radius of 1260.00 feet, a central angle of 20°34'49", and a tangent of 228.76 feet:

THENCE, along said curve to the right for an distance of 452.58 feet (Chord Bearing South 16°20'02" East - 450.15 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", in the south line of said 117.004 acre tract:

THENCE, North 89°13'04" West, along the south line of said 117.004 acre tract, for a distance of 1827.22 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", in the east line of said Prosper Middle School No. 2 Addition Block A, Lots 1 & 2:

THENCE, North 00°32'37" East, continuing along said south line and said east line, for a distance of 36.65 feet, to a 5/8 inch iron rod found at the northeast corner of said Prosper Middle School No. 2 Addition Block A, Lots 1 & 2:

THENCE, North 89°26'21" West, continuing along said south line and along the north line of said Prosper Middle School No. 2 Addition Block A, Lots 1 & 2, for a distance of 1104.65 feet, to the POINT OF BEGINNING and containing 72.739 acres of land.

OWNER'S CERTIFICATE  
STATE OF TEXAS  
COUNTY OF COLLIN

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT, PROSPER 236, LLC., acting herein by and through its duly authorized officers, does hereby certify and adopt this plat designating the herein above described property as MEADOWBROOK PHASE I, an addition to the Town of Prosper, and does hereby dedicate to the public use forever, the streets and alleys shown thereon. That PROSPER 236, LLC., does herein certify the following:

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

LANDSCAPE EASEMENT

The undersigned covenants and agrees that the landscape easement and restrictions herein set forth shall run with the land and be binding on the owner(s) of the property in this subdivision, their successors and assigns, and all parties claiming by, through and under them. In the event a replat is requested on all or part of this property, the Town may require any similar or additional restrictions at its sole discretion. The sole responsibility for maintenance and replacement of landscape materials thereof shall be borne by any "homeowners" association hereafter established for the owners of lots in this subdivision and/or the owners of the individual lots within this subdivision. Such maintenance and replacement shall be in conformance with the requirements, standards, and specifications of the Town of Prosper, as presently in effect or as may be hereafter amended. This provision may be enforced by specific performance or by any other remedy allowed by law. This Landscape Easement shall be void of utilities and drainage and other elements unless otherwise approved on the plat.

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 the right and privilege

This plat approved subject to all plotting ordinances, rules, regulations and resolutions of the Town of Prosper, Texas. WITNESS, my hand, this the \_\_\_\_\_ day of \_\_\_\_\_, 2015.

PROSPER 236, LLC.

David Goduti, President

STATE OF TEXAS  
COUNTY OF

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared DAVID GODUTI, 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 \_\_\_\_\_, 2015.

Notary Public, State of Texas

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, Warren L. Corwin, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as "set" were properly placed under my personal supervision in accordance with the Subdivision Ordinance of the Town of Prosper.

Signature of Registered Public Land Surveyor  
Registration No. 4621

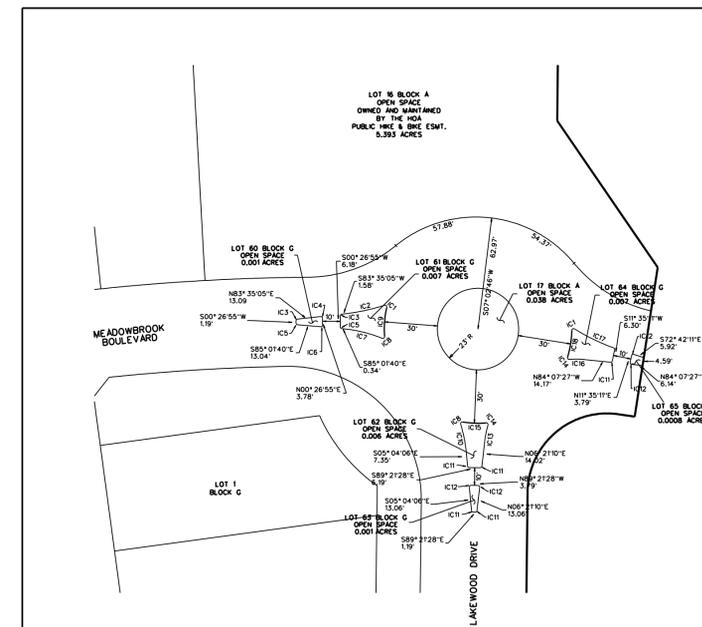
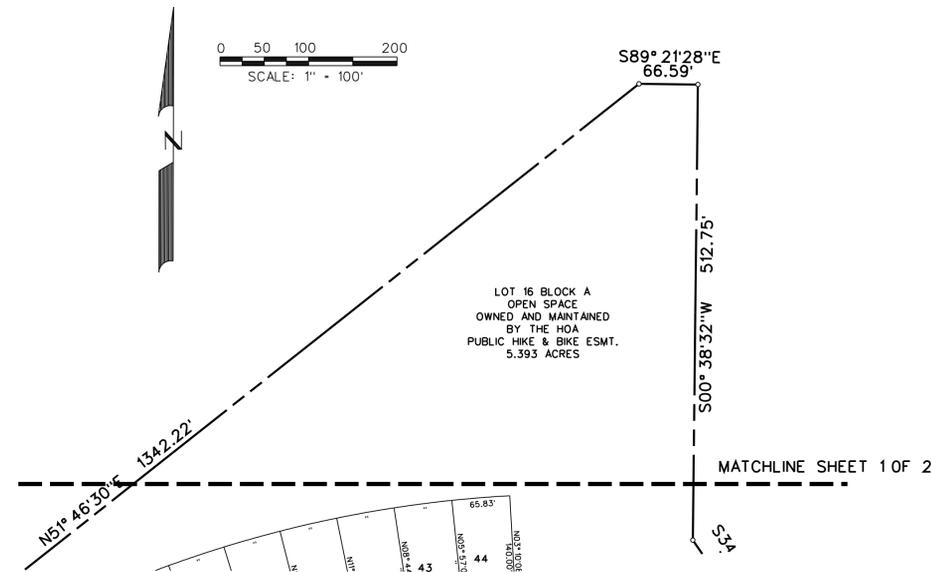
THE STATE OF TEXAS §  
COUNTY OF COLLIN §

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared WARREN L. CORWIN, Registered Public Land Surveyor, 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.

Given under my hand and seal of office, this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

Notary Public in and for the State of Texas

My Commission Expires On: \_\_\_\_\_



ISLAND ROUNDABOUT CURVE TABLE

CURVE NO.	DELTA	RADIUS	LENGTH	TANGENT
IC1.	121°01'41"	1.00'	2.11'	1.77'
IC2.	111°18'07"	117.00'	23.08'	11.58'
IC3.	83°08'10"	1.00'	1.45'	0.85'
IC4.	96°51'50"	1.00'	1.69'	1.13'
IC5.	85°28'35"	1.00'	1.49'	0.92'
IC6.	94°31'25"	1.00'	1.65'	1.08'
IC7.	171°14'06"	71.00'	23.16'	11.61'
IC8.	116°46'31"	1.00'	2.03'	1.62'
IC9.	177°52'45"	53.00'	16.54'	8.34'
IC10.	121°16'14"	71.00'	16.49'	8.28'
IC11.	84°17'22"	1.00'	1.47'	0.90'
IC12.	95°42'38"	1.00'	1.67'	1.10'
IC13.	10°15'22"	52.00'	9.31'	4.67'
IC14.	111°33'40"	1.00'	1.95'	1.47'
IC15.	14°23'19"	53.00'	13.3'	6.69'
IC16.	10°05'59"	52.00'	9.17'	4.60'
IC17.	121°01'06"	117.00'	24.54'	12.32'
IC18.	16°32'49"	53.00'	15.31'	7.71'

FINAL PLAT  
OF

MEADOWBROOK  
PHASE I  
OUT OF THE

JAMES STONE SURVEY, ABSTRACT NO. 847  
I.C. WILLIAMS SURVEY, ABSTRACT NO. 948

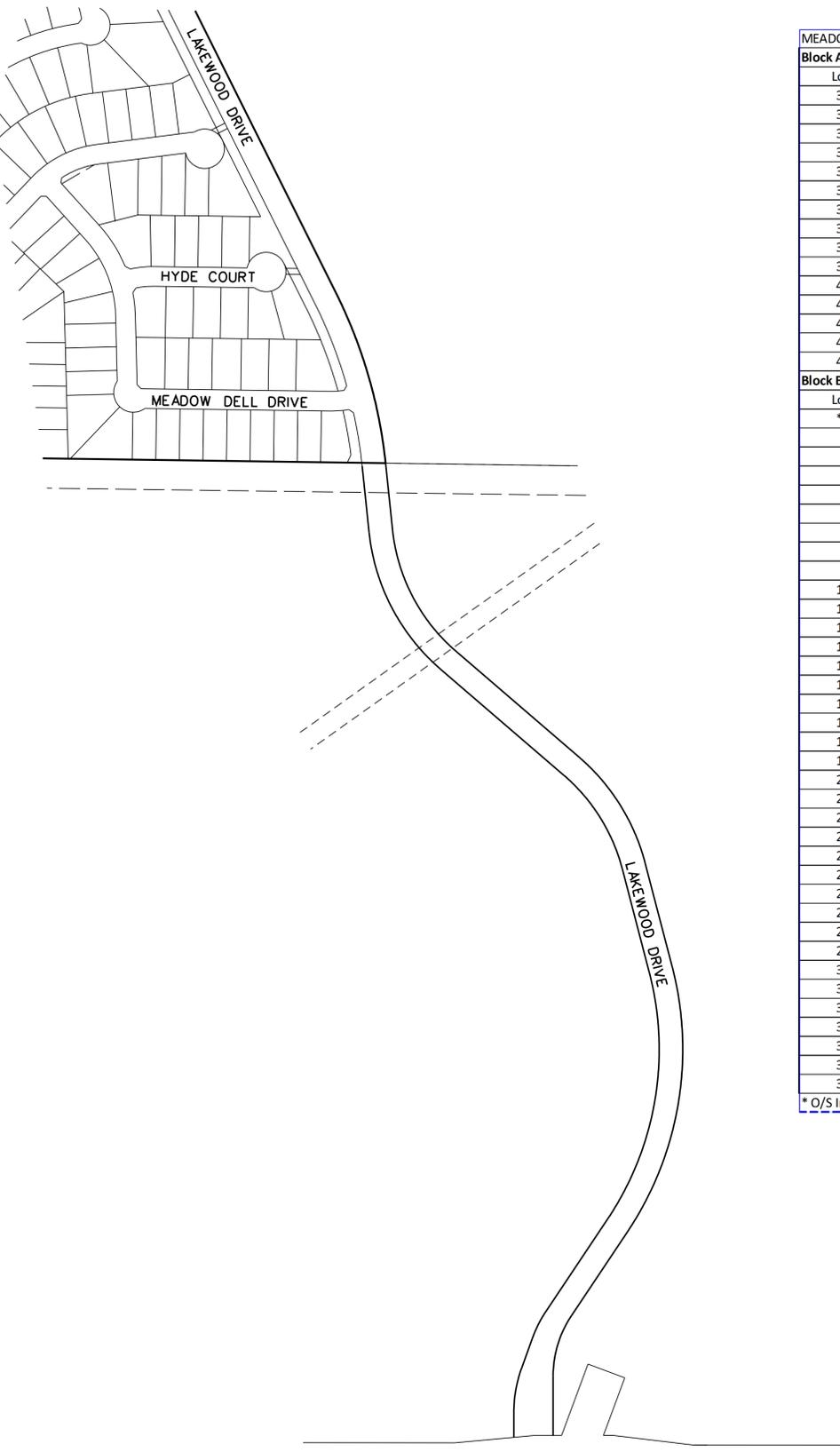
IN THE

TOWN OF PROSPER  
COLLIN COUNTY, TEXAS

OWNER  
PROSPER 236, LLC.  
13809 RESEARCH BLVD., SUITE 655  
AUSTIN, TEXAS 78750

PREPARED BY  
CORWIN ENGINEERING, INC.  
200 W. BELMONT, SUITE E  
ALLEN, TEXAS 75013  
(972)-396-1200

MAY 2015 SCALE: 1"=100'



MEADOWBROOK						
Block A						
Lot	SF	Width	Depth	Tract	Type	
30	8393	60	140	Tract B	D	
31	8740	60	140	Tract B	D	
32	8740	60	140	Tract B	D	
33	8740	60	140	Tract B	D	
34	8740	60	140	Tract B	D	
35	8740	60	140	Tract B	D	
36	8740	60	140	Tract B	D	
37	8740	60	140	Tract B	D	
38	8740	60	140	Tract B	D	
39	8740	60	140	Tract B	D	
40	8740	60	140	Tract B	D	
41	8740	60	140	Tract B	D	
42	8740	60	140	Tract B	D	
43	8740	60	140	Tract B	D	
44	8740	60	140	Tract B	D	
Block B						
Lot	SF	Width	Depth	Tract	Type	
*1	26002			Tract B		
2	9161	75.8	135.6	Tract B	D	
3	7460	55	135.6	Tract B	D	
4	7460	55	135.6	Tract B	D	
5	11159	115.8	135.6	Tract B	D	
6	16819	68.8	218	Tract B	D	
7	10376	55	134.2	Tract B	D	
8	7847	55	147.7	Tract B	D	
9	7715	55	139.3	Tract B	D	
10	7304	55	133	Tract B	D	
11	7862	55.1	129.6	Tract B	D	
12	13276	70	131.7	Tract B	C	
13	10741	98	130	Tract B	D	
14	7150	55	130	Tract B	D	
15	7150	55	130	Tract B	D	
16	7204	55.4	130	Tract B	D	
17	7400	55.2	130	Tract B	D	
18	7400	55.2	130	Tract B	D	
19	7400	55	130	Tract B	D	
20	7186	55	130	Tract B	D	
21	7150	55	130	Tract B	D	
22	7150	55	130	Tract B	D	
23	8100	55.3	125.5	Tract B	D	
24	11063	60.1	125	Tract B	C	
25	7113	55	130	Tract B	D	
26	7150	55	130	Tract B	D	
27	7150	55	130	Tract B	D	
28	7150	55	130	Tract B	D	
29	7150	55	130	Tract B	D	
30	7150	55	130	Tract B	D	
31	7150	55	130	Tract B	D	
32	7150	55	130	Tract B	D	
33	7150	55	130	Tract B	D	
34	7450	58	130	Tract B	D	
35	9100	70	130	Tract B	C	
36	9124	70.4	130	Tract B	C	

\* O/S Indicates Open Space Lot

Block C						
Lot	SF	Width	Depth	Tract	Type	
1	9351	72.6	130	Tract B	C	
2	7150	55	130	Tract B	D	
3	7150	55	130	Tract B	D	
4	7150	55	130	Tract B	D	
5	7224	56	130	Tract B	D	
6	7440	59.4	130	Tract B	D	
7	7440	59.4	130	Tract B	D	
8	7280	56.8	130	Tract B	D	
9	7150	55	130	Tract B	D	
10	7150	55	130	Tract B	D	
11	15097	77.7	130	Tract B	C	
12	13127	122.4	147	Tract B	C	
13	8545	75.5	130	Tract B	D	
14	7150	55	130	Tract B	D	
15	7150	55	130	Tract B	D	
16	7150	55	130	Tract B	D	
17	7182	55	130	Tract B	D	
18	7478	55.3	130	Tract B	D	
19	7478	55.3	130	Tract B	D	
20	7246	55	130	Tract B	D	
21	7150	55	130	Tract B	D	
22	7150	55	130	Tract B	D	
23	7150	55	130	Tract B	D	
24	8569	66.2	130	Tract B	D	
Block D						
Lot	SF	Width	Depth	Tract	Type	
1	9950	66.1	130	Tract B	D	
2	7150	55	130	Tract B	D	
3	7150	55	130	Tract B	D	
4	7150	55	130	Tract B	D	
5	7150	55	130	Tract B	D	
6	7586	61.7	130	Tract B	D	
7	7508	60.5	130	Tract B	D	
8	7150	55	130	Tract B	D	
9	7150	55	130	Tract B	D	
10	7150	55	130	Tract B	D	
11	7150	55	130	Tract B	D	
12	7365	55.2	130	Tract B	D	
13	16702	70.8	136	Tract B	C	
14	10900	71.8	130	Tract B	C	
15	7150	55	130	Tract B	D	
16	7150	55	130	Tract B	D	
17	7150	55	130	Tract B	D	
18	7150	55	130	Tract B	D	
19	9007	70.2	130	Tract B	D	
20	16209	173	130	Tract B	C	
21	7150	55	130	Tract B	D	
22	7150	55	130	Tract B	D	
23	7150	55	130	Tract B	D	
24	7150	55	130	Tract B	D	
25	7150	55	130	Tract B	D	
26	7150	55	130	Tract B	D	
27	7150	55	130	Tract B	D	
28	7293	55	130	Tract B	D	
29	7630	55	130	Tract B	D	
30	7311	55	130	Tract B	D	
31	7150	55	130	Tract B	D	
32	7150	55	130	Tract B	D	
33	7150	55	130	Tract B	D	
34	7150	55	130	Tract B	D	
35	10622	100.5	130	Tract B	D	

TRACT B  
 TOTAL LOTS 247  
 TYPE C LOTS 47  
 TYPE D LOTS 200  
 AVERAGE LOT SIZE 8772 SF  
 DENSITY 3.40  
 TOTAL ACRES 72.739

Block E						
Lot	SF	Width	Depth	Tract	Type	
1	9308	72	130	Tract B	C	
2	9100	70	130	Tract B	C	
3	9100	70	130	Tract B	C	
4	9100	70	130	Tract B	C	
5	9409	70	130	Tract B	C	
6	8380	60	130	Tract B	D	
7	8380	60	130	Tract B	D	
8	8380	60	130	Tract B	D	
9	8380	60	130	Tract B	D	
10	8380	60	130	Tract B	D	
11	9778	78.6	130	Tract B	C	
12	9478	74.6	130	Tract B	C	
13	8253	67.2	130	Tract B	D	
14	8253	67.2	130	Tract B	D	
15	8253	67.2	130	Tract B	D	
16	8253	67.2	130	Tract B	D	
17	8253	67.2	130	Tract B	D	
18	8253	67.2	130	Tract B	D	
19	9441	75.5	130	Tract B	C	
20	9100	70	130	Tract B	C	
21	9100	70	130	Tract B	C	
22	9100	70	130	Tract B	C	
23	10065	72.4	130	Tract B	C	
Block F						
Lot	SF	Width	Depth	Tract	Type	
1	10534	73.3	142	Tract B	C	
2	7753	55	140	Tract B	D	
3	7652	55	138	Tract B	D	
4	7531	55	136	Tract B	D	
5	7323	55	136	Tract B	D	
6	10906	53.6	128	Tract B	D	
7	10665	56.3	153	Tract B	D	
8	8945	55	162.6	Tract B	D	
9	11335	70	162.6	Tract B	C	
10	10172	75.8	136	Tract B	D	
11	8228	60	135	Tract B	D	
12	8837	76	132	Tract B	D	
13	8887	84.8	126	Tract B	D	
14	8708	76.6	130	Tract B	D	
15	7800	60	130	Tract B	D	
16	7800	60	130	Tract B	D	
17	7567	60	130	Tract B	D	
18	13012	52	136	Tract B	D	
19	12445	52	131	Tract B	D	
20	7590	60	130	Tract B	D	
21	7800	60	130	Tract B	D	
22	7800	60	130	Tract B	D	
23	7800	60	130	Tract B	D	
24	7800	60	130	Tract B	D	
25	7800	60	130	Tract B	D	
26	7800	60	130	Tract B	D	
27	7800	60	130	Tract B	D	
28	8848	60	130	Tract B	D	

Block G						
Lot	SF	Width	Depth	Tract	Type	
1	8395	60	140	Tract B	D	
2	8712	60	145	Tract B	D	
3	8207	60	136	Tract B	D	
4	7887	60	131	Tract B	D	
5	8069	64.3	130	Tract B	D	
6	8158	65.5	130	Tract B	D	
7	8158	65.5	130	Tract B	D	
8	8170	66.3	130	Tract B	D	
9	9641	63.6	125	Tract B	C	
10	22406	64.3	211	Tract B	C	
11	11928	60	125	Tract B	C	
12	8648	72	130	Tract B	D	
13	8625	72	130	Tract B	D	
14	8625	72	130	Tract B	D	
15	8625	72	130	Tract B	D	
16	8594	72	130	Tract B	D	
17	7800	60	130	Tract B	D	
18	7800	60	130	Tract B	D	
19	7800	60	130	Tract B	D	
20	7800	60	130	Tract B	D	
21	9310	72	130	Tract B	C	
22	9310	72	130	Tract B	C	
23	7800	60	130	Tract B	D	
24	7800	60	130	Tract B	D	
25	7800	60	130	Tract B	D	
26	7800	60	130	Tract B	D	
27	8819	60	130	Tract B	D	
28	8840	60	130	Tract B	D	
29	8840	60	130	Tract B	D	
30	8293	60	130	Tract B	D	
31	7800	60	130	Tract B	D	
32	7800	60	130	Tract B	D	
33	7800	60	130	Tract B	D	
34	10103	92.9	130	Tract B	D	
35	13826	77.8	160	Tract B	D	
36	7702	65.2	125	Tract B	D	
37	9274	60	154	Tract B	D	
38	8768	60.5	146	Tract B	D	
39	9886	75.9	143	Tract B	D	
40	13275	122.5	150	Tract B	D	
41	12160	71	130	Tract B	C	
42	7993	60	130	Tract B	D	
43	7800	60	130	Tract B	D	
44	7800	60	130	Tract B	D	
45	9060	70	130	Tract B	C	
Block H						
Lot	SF	Width	Depth	Tract	Type	
1	10038	74.3	130	Tract B	C	
2	9833	71.5	130	Tract B	C	
3	9800	70	130	Tract B	C	
4	8400	60	130	Tract B	D	
5	8443	66.3	130	Tract B	D	
6	8812	65.8	130	Tract B	D	



## PLANNING

**To:** Planning & Zoning Commission  
**From:** Pamela Clark, Planning Technician  
**Through:** Alex Glushko AICP, Senior Planner  
**Re:** Planning & Zoning Commission Meeting – June 2, 2015

---

**Agenda Item:**

Consider and act upon an Amending Plat of SJT Addition, Block 2, Lot 2, on 0.5± acre, located on the southeast corner of Main Street and Third Street. The property is zoned Downtown Retail (DTR). (D15-0042).

**Description of Agenda Item:**

The purpose of the Amending Plat is to merge two lots into one and dedicate easements necessary for development. The Amending Plat conforms to the Downtown Retail development standards.

**Budget Impact:**

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

**Legal Obligations and Review:**

The Amending Plat meets minimum development requirements.

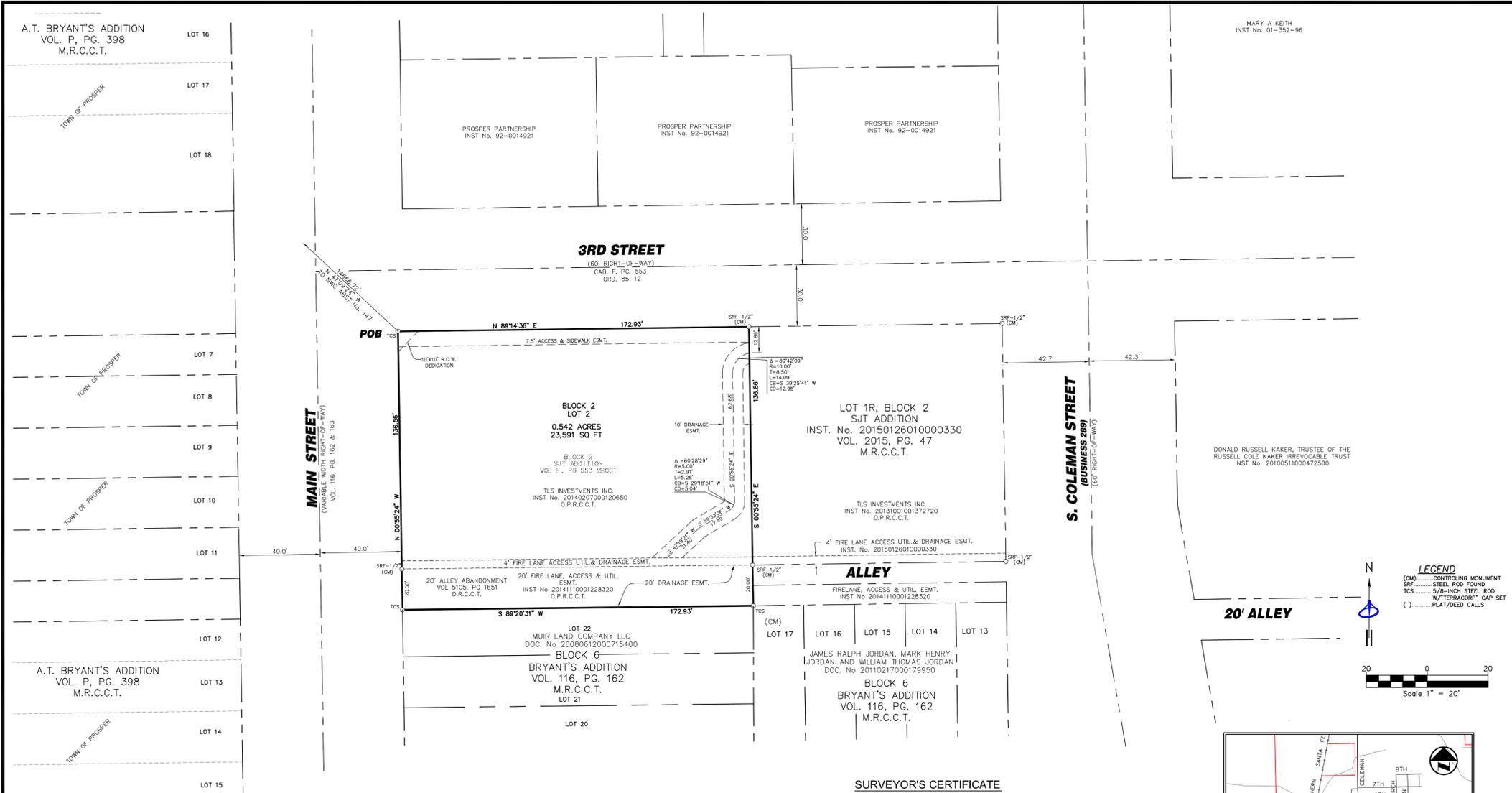
**Attached Documents:**

1. The Amending Plat.

**Town Staff Recommendation:**

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

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



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

WHEREAS, TLS Investments, Inc. is the owner of a 0.543 acre tract of land situated in the Collin County School Land, Survey, Abstract No. 147, in the City of Prosper, Collin County, Texas, being the same tract conveyed in Warranty Deed dated February 7, 2014 by Starn Air, Inc. to TLS Investments, Inc. recorded in Instrument No. 2014020700120650 of the Official Public Records of Collin County, Texas and being portion of Block 2 of SJT Addition, an addition to the Town of Prosper, Collin County, Texas according to the plat thereof recorded in Volume F, Page 553 of the Map Records of Collin County, Texas, and a 20 foot Alley abandonment and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch steel rod with "TerraCorp" cap set for the northwest corner of said Block 2, said point being in the south right-of-way line of 3rd Street (a 60 foot wide right-of-way) and in the east right-of-way line of Main Street (an 80 foot wide right-of-way);

THENCE North 89°14'36" East, along the south right-of-way line of said 3rd Street, a distance of 172.93 feet to a 1/2 inch steel rod found for corner;

THENCE South 00°55'24" East, over and across said Block 2, passing at 116.86 feet a 1/2 inch steel rod found in the south line of said Block 2 and in the north line of said 20 foot Alley Abandonment, a total distance of 136.86 feet to a 5/8 inch steel rod with "TerraCorp" cap set for corner in the south line of said 20 foot Alley Abandonment;

THENCE South 89°20'31" West, along the south line of said 20 foot Alley Abandonment, a distance of 172.93 feet in the east right-of-way line of said Main Street;

THENCE North 00°55'24" West, along the east right-of-way line of said Main Street, passing at 20.00 feet a 1/2 inch steel rod found for the southwest corner of said Block 2, a total distance of 136.56 feet to the POINT OF BEGINNING and containing 23,641 square feet and 0.543 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT Steve Benavides acting herein by and through its duly authorized officers, does hereby certify and adopt this plat designating the herein above described property as LOT 1R, BLOCK 2 OF SJT ADDITION, an addition to the Town of Prosper, and does hereby dedicate to the public use forever, the streets and alleys shown thereon.

- That TLS Investments, Inc. herein certify the following:
- The streets and alleys are dedicated for street and alley purposes.
  - All public improvements and dedications shall be free and clear of all debt, liens, and/or encumbrances.
  - The easements and public use areas, as shown, are dedicated for the public use forever for the purposes indicated on this plat.
  - No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in landscape easements if approved by the Town of Prosper.
  - The Town of Prosper is not responsible for replacing any improvements in, under, or over any easements caused by maintenance or repair.
  - Utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and Town of Prosper's use thereof.
  - The Town of Prosper and public utilities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in the easements.
  - The Town of Prosper and public utilities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.
  - All modifications to this document shall be by means of plat and approved by the Town of Prosper.
- This plat approved subject to all platting ordinances, rules, regulations and resolutions of the Town of Prosper, Texas.
- WITNESS, my hand, this \_\_\_\_ day of \_\_\_\_\_, 2015.

BY: Steve Benavides

Steve Benavides, TLS Investments, Inc.

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 Steve Benavides, 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.

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

**SURVEYOR'S CERTIFICATE**

KNOW ALL MEN BY THESE PRESENTS:

That I, Neil D. Culver, a Registered Professional Land Surveyor in the State of Texas do hereby certify that I have prepared this plat from an actual on the ground survey of the land, and the monuments shown hereon were found and/or placed under my personal supervision in accordance with the platting rules and regulations of the Town of Prosper, Collin County, Texas.

Neil D. Culver  
 Registered Professional Land Surveyor  
 Texas Registration No. 5211



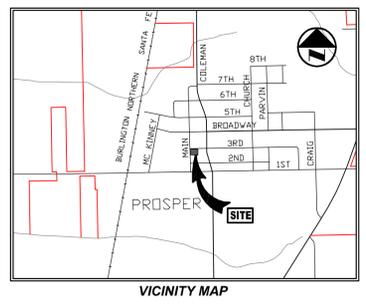
STATE OF TEXAS §  
 COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Neil D. Culver, 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.

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

CERTIFICATE OF APPROVAL  
 Approved this \_\_\_\_ day of \_\_\_\_\_, 2015 by the Planning & Zoning Commission of the Town of Prosper, Texas.

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



**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.

**DRAINAGE EASEMENT**  
 The area or areas shown on the plat as "Drainage Easement" shall remain unimproved at all times and be maintained by the Owners of the lot or lots that are traversed by, or adjacent to the said Drainage Easement. The area within the Drainage Easement is subject to storm water overflow and bank erosion to an extent that cannot be defined. The City shall not be held liable for any damages of any nature resulting from the occurrence of these natural phenomena. The City will not be responsible for the maintenance and operation of the Drainage Easement or for any damage to private property or person that results from the flow of water within the Drainage Easement. No obstruction to the natural flow of storm water shall be permitted by construction of any type within the Drainage Easement unless approved by the Director of Engineering Services. Each property owner shall keep the portion of the Drainage Easement traversing or adjacent to his property clean and free of debris, silt, and any materials that would result in unsanitary conditions, or obstruct the flow of water. The City shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the property owner. Provided, however, it is understood that in the event it becomes necessary for the City of erect or consider erecting any type of drainage structure in order to improve the storm drainage that may be occasioned by streets and alleys in or adjacent to the subdivision, then in such event, the City shall have the right to enter upon the Drainage Easement at any point, or points, to investigate, survey or to erect, construct and maintain any drainage facility deemed necessary for drainage purposes. The natural drainage through the Drainage Easement, as in the case of all natural channels, are subject to storm water overflow and natural bank erosion to an extent which cannot be definitely defined. Building areas outside the Drainage Easement line shall be filled to a minimum elevation as shown on the plat. The minimum floor elevation for each lot shall be as shown on the plat.

**PURPOSE OF AMENDING PLAT:**  
 The purpose of this Amending Plat is to reconfigure lot to include abandoned alley for development.

**FLOOD CERTIFICATE:**  
 As determined by the FLOOD INSURANCE RATE MAPS for Collin County, Texas this property DOES NOT lie within the Special Flood Hazard Area (100-year flood plain), Map Panel Number: 48085C0235 J, and is located in Zone "X".

**GENERAL NOTES:**  
 Bearings shown hereon are based on NAD83 (GRS96, EPOCH 2002) tied to the Texas Coordinate System of 1983, North Central Zone (4202) using the Geoshack "GeoNet" RTK GPS Network.

The convergence/mapping angle is 00°55'34" with a combined scale factor of 0.999849239.

AMENDING PLAT  
**BLOCK 2, LOT 2  
 SJT ADDITION**

0.543 ACRES (GROSS)  
 0.542 ACRES (NET)  
 BEING A PORTION OF  
 BLOCK 2, SJT ADDITION & BRYANT'S 1ST ADDITION  
 LOT 22A, BLOCK 6  
 AND BEING SITUATED IN THE  
 COLLIN COUNTY SCHOOL LAND SURVEY, ABSTRACT No. 147  
 TOWN OF PROSPER, COLLIN COUNTY, TEXAS

TerraCorp Associates LLC  
 3960 Broadway Blvd. Ste 236  
 Garland, TX 75043  
 ph. 972-805-4529, fax 972-805-4527  
 www.terracorpsurvey.com

PREPARED 5/26/2015



## PLANNING

**To:** Planning & Zoning Commission  
**From:** Alex Glushko, AICP, Senior Planner  
**Through:** John Webb, AICP, Director of Development Services  
**Re:** Planning & Zoning Commission Meeting – June 2, 2015

---

**Agenda Item:**

Consider and act upon a Final Plat of Frontier Estates, Phase 3, for 75 single family residential lots, on 27.0± acres, located 1,400 feet east of Preston Road, 1,500 feet south of Frontier Parkway. The property is zoned Planned Development-15 (PD-15). (D15-0043).

**Description of Agenda Item:**

The Final Plat shows 75 single family residential lots. Access will be provided from Lonesome Dove Drive and Cattle Drive. The Final Plat conforms to the Planned Development-15 (PD-15) development standards and the approved Preliminary Plat.

**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. 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 on the Final Plat.
2. Town staff approval of civil engineering, landscape and irrigation plans.
3. Town staff approval of all right-of-way dedication, turn lanes, drive openings, street sections, hike and bike trails and easements and sidewalks.





## PLANNING

**To:** Planning & Zoning Commission

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

**Through:** John Webb, AICP, Director of Development Services

**Re:** Planning & Zoning Commission Meeting – June 2, 2015

---

**Agenda Item:**

Consider and act upon a Site Plan for an office building (Prosper Bank), on 2.3± acres, located on the northwest corner of Preston Road and First Street. The property is zoned Planned Development-17 (PD-17). (D15-0044).

**Description of Agenda Item:**

The Site Plan shows a 10,821 square foot, 3-story office building (Prosper Bank), with underground parking. Access is provided from Preston Road and First Street. Adequate parking has been provided. The Site Plan conforms to the Planned Development-17 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. Site Plan

**Town Staff Recommendation:**

Town staff recommends approval of the Site Plan subject to:

1. Town staff approval of civil engineering, façade, open space, landscaping, and irrigation plans.
2. Town staff approval of all thoroughfare locations, right-of-way dedications, easements, driveways, turn lanes, drive openings, median openings, sidewalks, and hike and bike trails.
3. Town staff approval of all fire hydrants, standpipes, fire department connections (FDC) and fire lanes, including widths, radii, and location.





## PLANNING

**To:** Planning & Zoning Commission  
**From:** Alex Glushko, AICP, Senior Planner  
**Through:** John Webb, AICP, Director of Development Services  
**Re:** Planning & Zoning Commission Meeting – June 2, 2015

---

**Agenda Item:**

Consider and act upon a Final Plat of the Prosper Bank Addition No. 1, Block A, Lot 1, on 2.3± acres, located on the northwest corner of Preston Road and First Street. The property is zoned Planned Development-7 (PD-7). (D15-0045).

**Description of Agenda Item:**

The Final Plat shows one non-residential lot for an office building (Prosper Bank). The Final Plat dedicates all easements necessary for development and conforms to the Planned Development-17 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. 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 on the Final Plat.
2. Town staff approval of civil engineering, landscape, irrigation, and screening plans.
3. Town staff and TxDOT approval of all right-of-way dedication, turn lanes, drive openings, street sections, hike and bike trails and easements, and sidewalks.





## PLANNING

**To:** Planning & Zoning Commission  
**From:** Alex Glushko, AICP, Senior Planner  
**Through:** John Webb, AICP, Director of Development Services  
**Re:** Planning & Zoning Commission Meeting – June 2, 2015

---

**Agenda Item:**

Consider and act upon a Final Plat of Teel Parkway, Segment B, on 5.4± acres, being a segment of Teel Parkway located at the intersection of US 380. (D15-0048).

**Description of Agenda Item:**

The Final Plat shows a segment of Teel Parkway, which will be dedicated to the Town of Prosper.

**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.

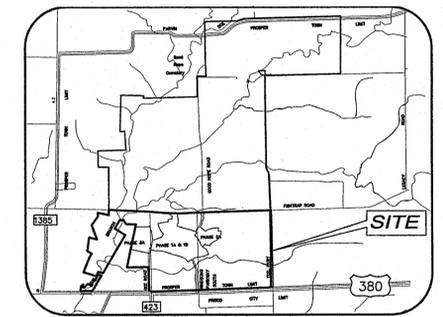
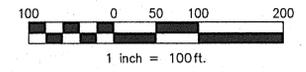
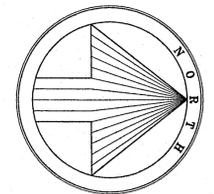
**Attached Documents:**

1. Final Plat.

**Town Staff Recommendation:**

Town staff recommends approval of the Final Plat subject to:

1. Town staff and TxDOT approval of all right-of-way dedication, turn lanes, drive openings, street sections, and easements.



LOCATION MAP  
N.T.S.

**Legend**

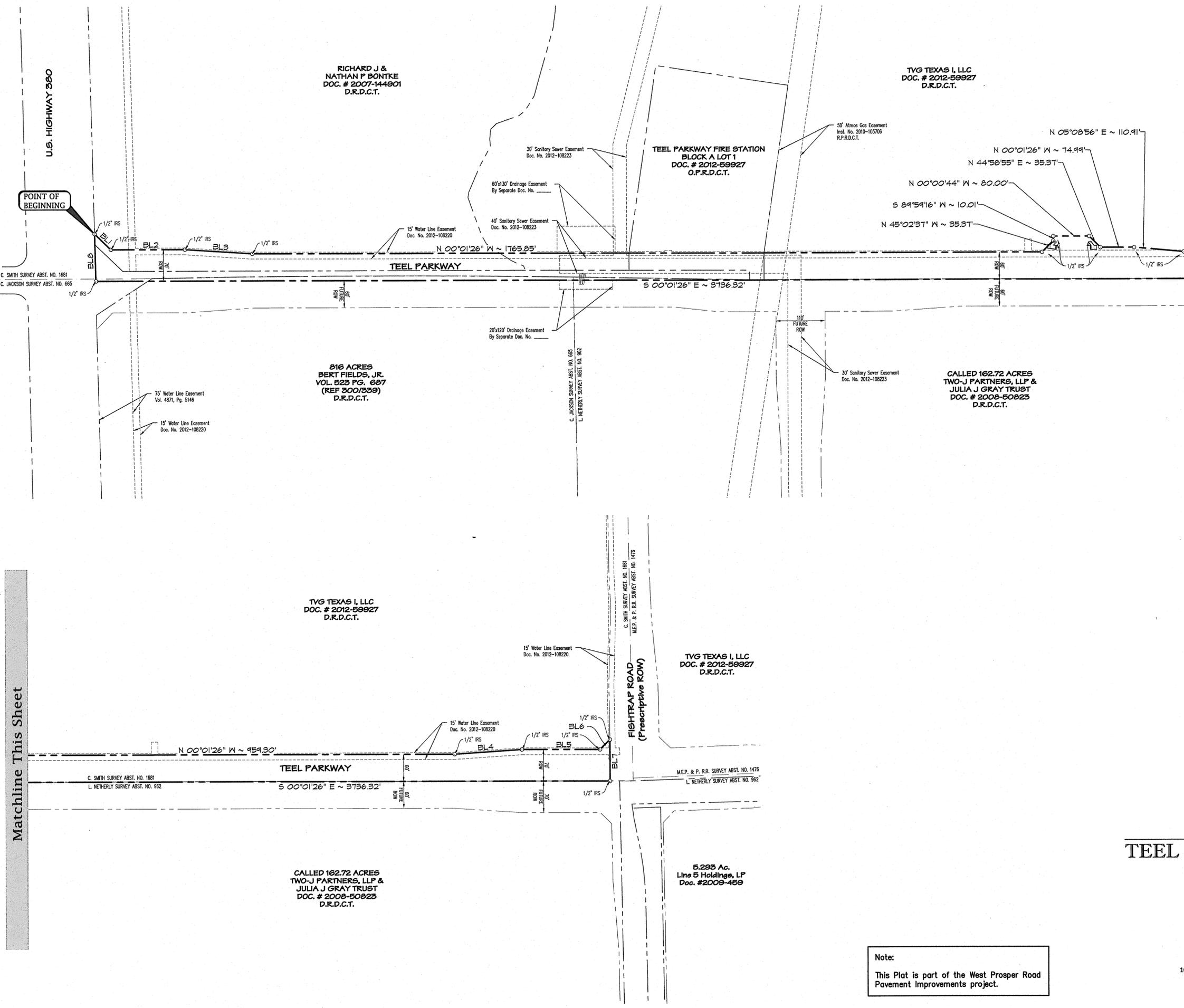
- 1/2" IR Iron Rod Set
- 1/2" IRF Iron Rod Found
- BL Building Line Setback
- R.O.W Right Of Way
- D.E Drainage Easement
- S.S.E Sanitary Sewer Easement
- WE Water Easement
- H.O.A Home Owners Association
- S.U.E Sidewalk & Utility Easement (See Note 9)
- U.E Utility Easement
- W.M.E Wall Maintenance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

**Boundary Line Table**

Line #	Length	Direction
BL1	50.44'	N 44°17'19" E
BL2	164.99'	N 00°01'26" W
BL3	150.33'	N 03°47'25" E
BL4	150.33'	N 03°50'17" W
BL5	175.00'	N 00°01'26" W
BL6	31.06'	N 44°31'13" W
BL7	91.77'	N 89°59'16" E
BL8	105.27'	S 88°36'14" W

Matchline This Sheet

Matchline This Sheet



**FINAL PLAT**  
**TEEL PARKWAY, SEGMENT B**

5.407 Acres Out Of The  
L. Netherly Survey ~ Abstract No. 962  
C. Jackson Survey ~ Abstract No. 665  
C. Smith Survey ~ Abstract No. 1681  
TOWN OF PROSPER  
DENTON COUNTY, TEXAS

**OWNER / APPLICANT**  
TVG TEXAS I, LLC  
1001 Windsong Parkway South  
Prosper, Texas 75078  
Telephone (972) 347-9270  
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

**Note:**  
This Plat is part of the West Prosper Road  
Pavement Improvements project.

Drawing: G:\2014 Jobs\13-082 Teel Parkway Road\13-082 Teel Parkway Road\13-082 Teel Parkway Road.dwg Plotted By: mcrankin Plot Date: 5/17/2015 2:09:30 PM

STATE OF TEXAS §  
COUNTY OF DENTON §

OWNER'S CERTIFICATE

BEING a tract of land situated in the L. Netherly Survey, Abstract No. 962, the C. Jackson Survey Abstract No. 665, and the C. Smith Survey Abstract No. 1681, Town of Prosper, Denton County, Texas, the subject tract being a portion of a tract conveyed to TVG Texas I, LLC according to the deed recorded in Document No. 2012-59927, Deed Records, Denton County, Texas, the subject tract being more particularly described as follows:

COMMENCING at a TxDOT monument found in the north right-of-way of US Highway 380, said monument being on the southwest corner of a corner clip of Fields Road;

THENCE, S 88°36'14" W, a distance of 23.98 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set in the north right-of-way of said US Highway 380 for the POINT OF BEGINNING;

THENCE, N 44°17'19" E, a distance of 50.44 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;

THENCE, N 00°01'26" W, a distance of 164.99 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;

THENCE, N 03°47'25" E, a distance of 150.33 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;

THENCE, N 00°01'26" W, a distance of 1765.85 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;

THENCE, N 45°02'37" W, a distance of 35.37 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;

THENCE, S 89°59'16" W, a distance of 10.01 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;

THENCE, N 00°00'44" W, a distance of 80.00 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;

THENCE, N 44°58'55" E, a distance of 35.37 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;

THENCE, N 00°01'26" W, a distance of 74.99 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;

THENCE, N 05°08'56" E, a distance of 110.91 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;

THENCE, N 00°01'26" W, a distance of 959.30 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;

THENCE, N 03°50'17" W, a distance of 150.33 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;

THENCE, N 00°01'26" W, a distance of 175.00 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;

THENCE, N 44°31'13" W, a distance of 31.06 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;

THENCE, N 89°59'16" E, a distance of 91.77 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;

THENCE, S 00°01'26" E, a distance of 3736.32 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;

THENCE, S 88°36'14" W, a distance of 105.27 feet, to the POINT OF BEGINNING with the subject tract containing 235,537 square feet or 5.407 acres of land.

SURVEYOR'S CERTIFICATE

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 \_\_\_\_\_, 2015.

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



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 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 \_\_\_\_\_, 2015.

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 TEEL PARKWAY-SEGMENT B, 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 \_\_\_\_\_, 2015.

TVG TEXAS I, LLC,
A Texas Limited Liability Company

By: BP-Terra Verde Investors, 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

STATE OF TEXAS §
COUNTY OF DENTON §

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 \_\_\_\_\_, 2015.

Notary Public, State of Texas

CERTIFICATE OF APPROVAL

Approved this \_\_\_\_ day of \_\_\_\_\_, 2015 by the Planning & Zoning Commission of the Town of Prosper, Texas.

- Planning & Zoning Commission Chair
Town Secretary
Engineering Department
Planning Department

FINAL PLAT

TEEL PARKWAY, SEGMENT B

5.407 Acres Out Of The
L. Netherly Survey ~ Abstract No. 962
C. Jackson Survey ~ Abstract No. 665
C. Smith Survey ~ Abstract No. 1681
TOWN OF PROSPER
DENTON COUNTY, TEXAS

OWNER / APPLICANT: TVG TEXAS I, LLC
ENGINEER / SURVEYOR: Spiars Engineering, Inc.
1001 Windsong Parkway South, Prosper, Texas 75078
Telephone (972) 347-9270
Contact: David Blom



## PLANNING

**To:** Planning & Zoning Commission  
**From:** Alex Glushko, AICP, Senior Planner  
**Through:** John Webb, AICP, Director of Development Services  
**Re:** Planning & Zoning Commission Meeting – June 2, 2015

---

**Agenda Item:**

Consider and act upon a Final Plat of Fishtrap Road and Gee Road, Segment C, on 8.7± acres, being a segment of Fishtrap Road and Gee Road, located from Teel Parkway to Gee Road. (D15-0049).

**Description of Agenda Item:**

The Final Plat shows a segment of Fishtrap Road and Gee Road, which will be dedicated to the Town of Prosper.

**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.

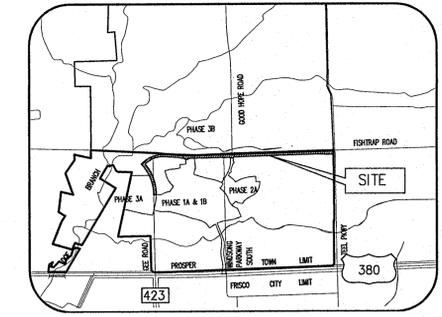
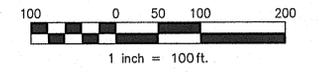
**Attached Documents:**

1. Final Plat.

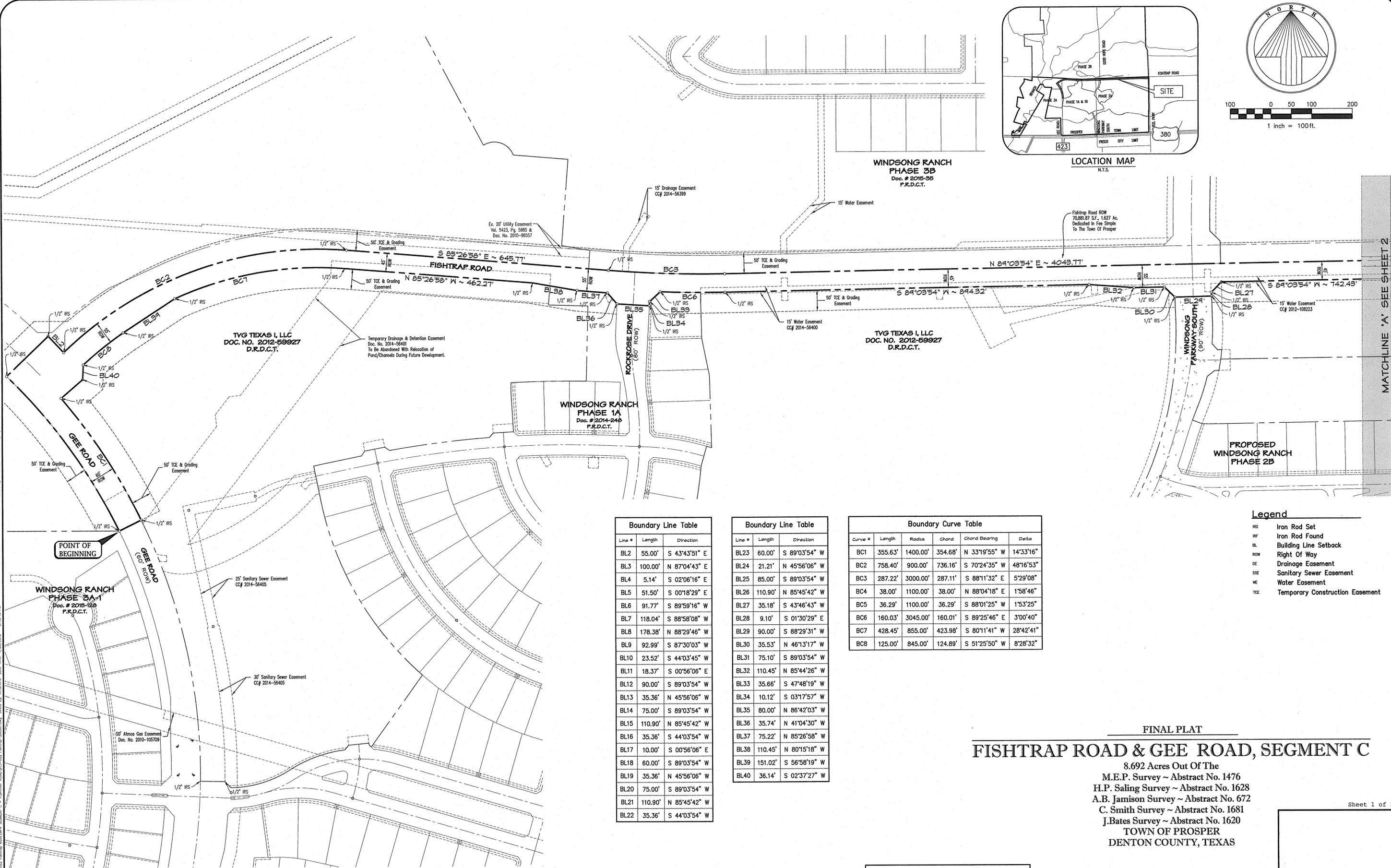
**Town Staff Recommendation:**

Town staff recommends approval of the Final Plat subject to:

1. Town staff approval of all right-of-way dedication, turn lanes, drive openings, street sections, and easements.



LOCATION MAP  
N.T.S.



MATCHLINE 'A' SEE SHEET 2

**Boundary Line Table**

Line #	Length	Direction
BL2	55.00'	S 43°43'51" E
BL3	100.00'	N 87°04'43" E
BL4	5.14'	S 02°06'16" E
BL5	51.50'	S 00°18'29" E
BL6	91.77'	S 89°59'16" W
BL7	118.04'	S 88°58'08" W
BL8	178.38'	N 88°29'46" W
BL9	92.99'	S 87°30'03" W
BL10	23.52'	S 44°03'45" W
BL11	18.37'	S 00°56'06" E
BL12	90.00'	S 89°03'54" W
BL13	35.36'	N 45°56'06" W
BL14	75.00'	S 89°03'54" W
BL15	110.90'	N 85°45'42" W
BL16	35.36'	S 44°03'54" W
BL17	10.00'	S 00°56'06" E
BL18	60.00'	S 89°03'54" W
BL19	35.36'	N 45°56'06" W
BL20	75.00'	S 89°03'54" W
BL21	110.90'	N 85°45'42" W
BL22	35.36'	S 44°03'54" W

**Boundary Line Table**

Line #	Length	Direction
BL23	60.00'	S 89°03'54" W
BL24	21.21'	N 45°56'06" W
BL25	85.00'	S 89°03'54" W
BL26	110.90'	N 85°45'42" W
BL27	35.18'	S 43°46'43" W
BL28	9.10'	S 01°30'29" E
BL29	90.00'	S 88°29'31" W
BL30	35.53'	N 46°13'17" W
BL31	75.10'	S 89°03'54" W
BL32	110.45'	N 85°44'26" W
BL33	35.66'	S 47°48'19" W
BL34	10.12'	S 03°17'57" W
BL35	80.00'	N 86°42'03" W
BL36	35.74'	N 41°04'30" W
BL37	75.22'	N 85°26'58" W
BL38	110.45'	N 80°15'18" W
BL39	151.02'	S 56°58'19" W
BL40	36.14'	S 02°37'27" W

**Boundary Curve Table**

Curve #	Length	Radius	Chord	Chord Bearing	Delta
BC1	355.63'	1400.00'	354.68'	N 33°19'55" W	14°33'16"
BC2	758.40'	900.00'	736.16'	S 70°24'35" W	48°16'53"
BC3	287.22'	3000.00'	287.11'	S 88°11'32" E	5°29'08"
BC4	38.00'	1100.00'	38.00'	N 88°04'18" E	1°58'46"
BC5	36.29'	1100.00'	36.29'	S 88°01'25" W	1°53'25"
BC6	160.03'	3045.00'	160.01'	S 89°25'46" E	3°00'40"
BC7	428.45'	855.00'	423.98'	S 80°11'41" W	28°42'41"
BC8	125.00'	845.00'	124.89'	S 51°25'50" W	8°28'32"

- Legend**
- IRS Iron Rod Set
  - IRF Iron Rod Found
  - BL Building Line Setback
  - ROW Right Of Way
  - DE Drainage Easement
  - SSE Sanitary Sewer Easement
  - WE Water Easement
  - TCE Temporary Construction Easement

**FINAL PLAT**  
**FISHTRAP ROAD & GEE ROAD, SEGMENT C**

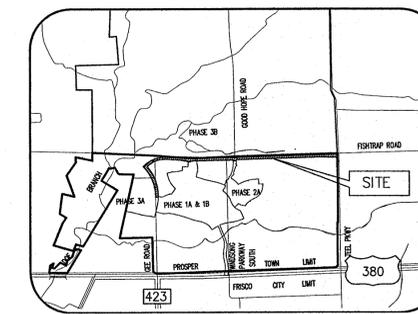
8.692 Acres Out Of The  
M.E.P. Survey ~ Abstract No. 1476  
H.P. Saling Survey ~ Abstract No. 1628  
A.B. Jamison Survey ~ Abstract No. 672  
C. Smith Survey ~ Abstract No. 1681  
J. Bates Survey ~ Abstract No. 1620  
**TOWN OF PROSPER**  
**DENTON COUNTY, TEXAS**

**Note:**  
This Plat is part of the West Prosper Road Pavement Improvements project.

**OWNER / APPLICANT**  
TVG TEXAS I, LLC  
1001 Windsong Parkway South  
Prosper, Texas 75078  
Telephone (972) 347-9270  
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

Dwg. © 2015, SEI(15)052 Fishtrap Road/Phase 3B Segment C - Fishtrap Road/Phase 3B Segment C - Fishtrap Road/Phase 3B Segment C  
 Date: 5/14/2015 3:10 PM  
 Plotted by: mcmorris Plot Date: 5/14/2015 3:10 PM  
 3:12:48 PM  
 4/23/2015  
 Drawn By: Rmcmorris  
 Scale: 1" = 100'

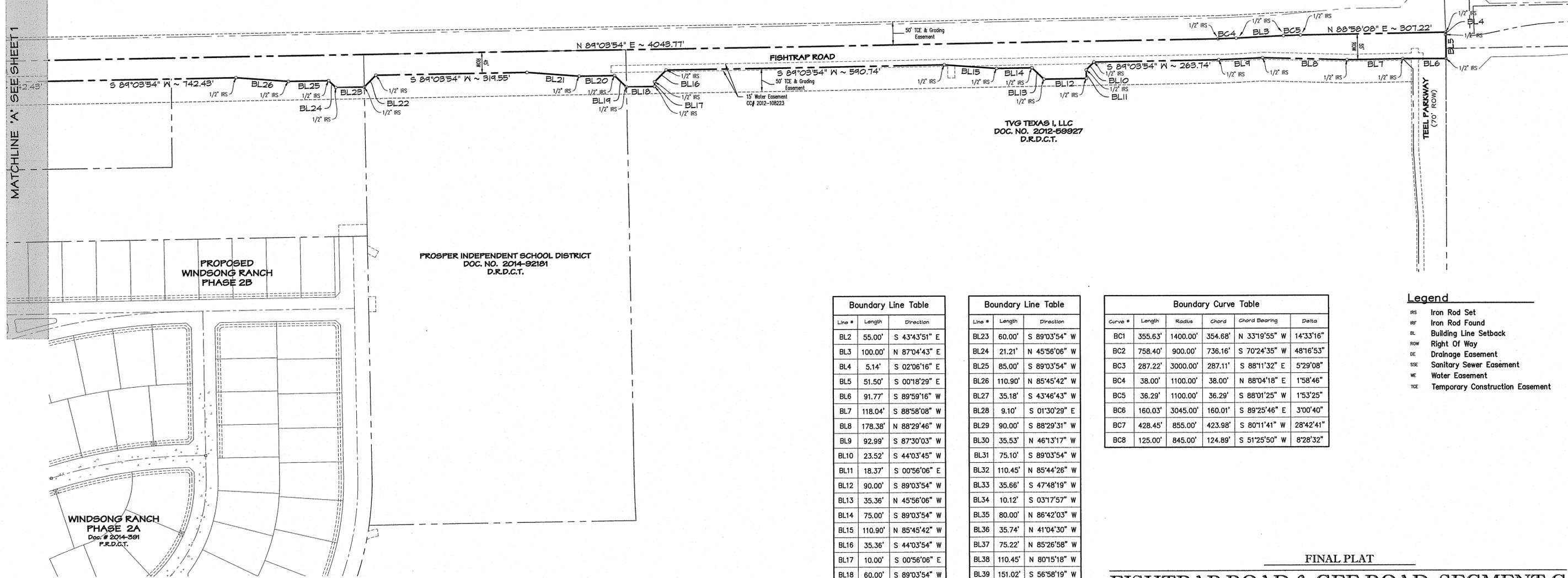


LOCATION MAP  
N.T.S.

TVG TEXAS I, LLC  
DOC. NO. 2012-59927  
D.R.D.C.T.

5.295 Ac.  
Line 5 Holdings, LP  
Doc. # 2009-459

MATCHLINE 'A' SEE SHEET 1



Line #	Length	Direction
BL2	55.00'	S 43°43'51" E
BL3	100.00'	N 87°04'43" E
BL4	5.14'	S 02°06'16" E
BL5	51.50'	S 00°18'29" E
BL6	91.77'	S 89°59'16" W
BL7	118.04'	S 88°58'08" W
BL8	178.38'	N 88°29'46" W
BL9	92.99'	S 87°30'03" W
BL10	23.52'	S 44°03'45" W
BL11	18.37'	S 00°56'06" E
BL12	90.00'	S 89°03'54" W
BL13	35.36'	N 45°56'06" W
BL14	75.00'	S 89°03'54" W
BL15	110.90'	N 85°45'42" W
BL16	35.36'	S 44°03'54" W
BL17	10.00'	S 00°56'06" E
BL18	60.00'	S 89°03'54" W
BL19	35.36'	N 45°56'06" W
BL20	75.00'	S 89°03'54" W
BL21	110.90'	N 85°45'42" W
BL22	35.36'	S 44°03'54" W

Line #	Length	Direction
BL23	60.00'	S 89°03'54" W
BL24	21.21'	N 45°56'06" W
BL25	85.00'	S 89°03'54" W
BL26	110.90'	N 85°45'42" W
BL27	35.18'	S 43°46'43" W
BL28	9.10'	S 01°30'29" E
BL29	90.00'	S 88°29'31" W
BL30	35.53'	N 46°13'17" W
BL31	75.10'	S 89°03'54" W
BL32	110.45'	N 85°44'26" W
BL33	35.66'	S 47°48'19" W
BL34	10.12'	S 03°17'57" W
BL35	80.00'	N 86°42'03" W
BL36	35.74'	N 41°04'30" W
BL37	75.22'	N 85°26'58" W
BL38	110.45'	N 80°15'18" W
BL39	151.02'	S 56°58'19" W
BL40	36.14'	S 02°37'27" W

Curve #	Length	Radius	Chord	Chord Bearing	Delta
BC1	355.63'	1400.00'	354.68'	N 33°19'55" W	14°33'16"
BC2	758.40'	900.00'	736.16'	S 70°24'35" W	48°16'53"
BC3	287.22'	3000.00'	287.11'	S 88°11'32" E	5°29'08"
BC4	38.00'	1100.00'	38.00'	N 88°04'18" E	1°58'46"
BC5	36.29'	1100.00'	36.29'	S 88°01'25" W	1°53'25"
BC6	160.03'	3045.00'	160.01'	S 89°25'46" E	3°00'40"
BC7	428.45'	855.00'	423.98'	S 80°11'41" W	28°42'41"
BC8	125.00'	845.00'	124.89'	S 51°25'50" W	8°28'32"

- Legend**
- IRS Iron Rod Set
  - IRF Iron Rod Found
  - BL Building Line Setback
  - ROW Right Of Way
  - DE Drainage Easement
  - SSE Sanitary Sewer Easement
  - WE Water Easement
  - TC Temporary Construction Easement

**FINAL PLAT**  
**FISHTRAP ROAD & GEE ROAD, SEGMENT C**  
 8.692 Acres Out Of The  
 M.E.P. Survey ~ Abstract No. 1476  
 H.P. Saling Survey ~ Abstract No. 1628  
 A.B. Jamison Survey ~ Abstract No. 672  
 C. Smith Survey ~ Abstract No. 1681  
 J.Bates Survey ~ Abstract No. 1620  
 TOWN OF PROSPER  
 DENTON COUNTY, TEXAS

**Note:**  
 This Plat is part of the West Prosper Road  
 Pavement Improvements project.

**OWNER / APPLICANT**  
 TVG TEXAS I, LLC  
 1001 Windsong Parkway South  
 Prosper, Texas 75078  
 Telephone (972) 347-9270  
 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

Drawing: C:\0313\_0851\13-082\_Fishtrap\_Road\_Segment\_C - Fishtrap\_Road\_Segment\_C.dwg Plot Date: 5/14/2015 3:14 PM  
 Plotted By: mercedes Plot Date: 5/14/2015 3:42:46 PM  
 Sheet Name: 4/22/2015  
 Plot Time: 4/22/2015

OWNER'S CERTIFICATE

BEING a tract of land situated in the M.E.P. Survey, Abstract No. 1476, the H.P. Saling Survey Abstract No. 1628, the A.B. Jamison Survey Abstract No. 672, the C. Smith Survey Abstract No. 1681, and the J. Bates Survey Abstract No. 1620, Town of Prosper, Denton County, Texas, the subject tract being a portion of a tract conveyed to TVG Texas I, LLC according to the deed recorded in Document No. 2012-59927, Deed Records, Denton County, Texas and a portion of a tract conveyed to Northeast 423/380, Ltd. according to the deed recorded in Document No. 2014-64053, Deed Records, Denton County, Texas, the subject tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod set in the southeast corner of the Gee Road right-of-way, said rod being on the northwest end of a corner clip of Acaacia Parkway (a variable width right-of-way);

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

THENCE around a non-tangent curve to the left having a central angle of 44°37'15", a radius of 1400.00 feet, a chord of N 21°25'14" W - 1062.95 feet, an arc length of 1090.29 feet;

THENCE, N 46°16'09" E, a distance of 80.35 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;

THENCE around a tangent curve to the right having a central angle of 48°16'53", a radius of 900.00 feet, a chord of N 70°24'35" E - 736.16 feet, an arc length of 758.40 feet;

THENCE, S 85°26'58" E, a distance of 645.77 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;

THENCE around a tangent curve to the left having a central angle of 05°29'08", a radius of 3000.00 feet, a chord of S 88°11'32" E - 287.11 feet, an arc length of 287.22 feet;

THENCE, N 89°03'54" E, a distance of 4043.77 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;

THENCE around a tangent curve to the left having a central angle of 03°46'19", a radius of 1100.00 feet, a chord of N 87°10'45" E - 72.40 feet, an arc length of 72.42 feet;

THENCE, N 87°04'43" E, a distance of 100.00 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;

THENCE around a tangent curve to the right having a central angle of 03°40'33", a radius of 1100.00 feet, a chord of N 87°07'52" E - 70.56 feet, an arc length of 70.57 feet;

THENCE, N 88°58'08" E, a distance of 307.22 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;

THENCE, S 02°06'16" E, a distance of 5.14 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;

THENCE, S 00°18'29" E, a distance of 51.50 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;

THENCE, S 89°59'16" W, a distance of 91.77 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;

THENCE, S 88°58'08" W, a distance of 118.04 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;

THENCE, N 88°29'46" W, a distance of 178.38 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;

THENCE, S 87°30'03" W, a distance of 92.99 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;

THENCE, S 89°03'54" W, a distance of 263.74 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;

THENCE, S 44°03'45" W, a distance of 23.52 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;

THENCE, S 00°56'06" E, a distance of 18.37 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;

THENCE, S 89°03'54" W, a distance of 90.00 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;

THENCE, N 45°56'06" W, a distance of 35.36 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;

THENCE, S 89°03'54" W, a distance of 75.00 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;

THENCE, N 85°45'42" W, a distance of 110.90 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;

THENCE, S 89°03'54" W, a distance of 590.74 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;

THENCE, S 44°03'54" W, a distance of 35.36 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;

THENCE, S 00°56'06" E, a distance of 10.00 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;

THENCE, S 89°03'54" W, a distance of 60.00 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;

THENCE, N 45°56'06" W, a distance of 35.36 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;

THENCE, S 89°03'54" W, a distance of 75.00 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;

THENCE, N 85°45'42" W, a distance of 110.90 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;

THENCE, S 89°03'54" W, a distance of 319.55 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;

THENCE, S 44°03'54" W, a distance of 35.36 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;

THENCE, S 89°03'54" W, a distance of 60.00 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;

THENCE, N 45°56'06" W, a distance of 21.21 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;

THENCE, S 89°03'54" W, a distance of 85.00 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;

THENCE, N 85°45'42" W, a distance of 110.90 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;

THENCE, S 89°03'54" W, a distance of 742.43 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;

THENCE, S 43°46'43" W, a distance of 35.18 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;

THENCE, S 01°30'29" E, a distance of 9.10 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;

THENCE, S 88°29'31" W, a distance of 90.00 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;

THENCE, N 46°13'17" W, a distance of 35.53 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;

THENCE, S 89°03'54" W, a distance of 75.10 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;

THENCE, N 85°44'26" W, a distance of 110.45 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;

THENCE, S 89°03'54" W, a distance of 894.32 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;

THENCE around a tangent curve to the right having a central angle of 03°00'40", a radius of 3045.00 feet, a chord of N 89°25'46" W - 160.01 feet, an arc length of 160.03 feet;

THENCE, S 47°48'19" W, a distance of 35.66 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;

THENCE, S 03°17'57" W, a distance of 10.12 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;

THENCE, N 86°42'03" W, a distance of 80.00 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;

THENCE, N 41°04'30" W, a distance of 35.74 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;

THENCE, N 85°26'58" W, a distance of 75.22 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;

THENCE, N 80°15'18" W, a distance of 110.45 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;

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

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

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

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

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

THENCE around a non-tangent curve to the right having a central angle of 06°49'15", a radius of 1470.00 feet, a chord of S 37°11'56" E - 174.90 feet, an arc length of 175.00 feet;

THENCE, S 27°02'29" E, a distance of 149.76 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;

THENCE around a non-tangent curve to the right having a central angle of 28°49'54", a radius of 1460.00 feet, a chord of S 13°31'34" E - 726.96 feet, an arc length of 734.68 feet;

to the POINT OF BEGINNING with the subject tract containing 378623 square feet or 8.692 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 \_\_\_\_\_, 2015.

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



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 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 \_\_\_\_\_, 2015.

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 FISHTRAP ROAD & GEE ROAD-SEGMENT C, 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 along 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.

Witness our hands at Denton County, Texas, this \_\_\_\_ day of \_\_\_\_\_, 2015.

TVG TEXAS I, LLC.
A Texas Limited Liability Company

By: BP-Terra Verde Investors, 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

STATE OF TEXAS §
COUNTY OF DENTON §

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 \_\_\_\_\_, 2015.

Notary Public, State of Texas

CERTIFICATE OF APPROVAL

Approved this \_\_\_\_ day of \_\_\_\_\_, 2015 by the Planning & Zoning Commission of the Town of Prosper, Texas.

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

FINAL PLAT

FISHTRAP ROAD & GEE ROAD, SEGMENT C

8.692 Acres Out Of The
M.E.P. Survey ~ Abstract No. 1476
H.P. Saling Survey ~ Abstract No. 1628
A.B. Jamison Survey ~ Abstract No. 672
C. Smith Survey ~ Abstract No. 1681
J. Bates Survey ~ Abstract No. 1620
TOWN OF PROSPER
DENTON COUNTY, TEXAS

OWNER / APPLICANT: TVG TEXAS I, LLC
ENGINEER / SURVEYOR: Spiars Engineering, Inc.
1001 Windsong Parkway South, Prosper, Texas 75078
Telephone: (972) 347-9270
Contact: David Blom

Plotted by: amerenes Plot Date: 5/14/2015 4:18 PM
Drawing: C:\DATA\J0513-082 Fishtrap Road\WPR\_SEGMENT C - FISHTRAP ROAD\WPR\_SEGMENT C.dwg Saved By: Rmarians Date Time: 5/14/2015 3:24:32 PM



## PLANNING

**To: Planning & Zoning Commission**  
**From: Pamela Clark, Planning Technician**  
**Through: Alex Glushko, AICP, Senior Planner**  
**Re: Planning & Zoning Commission Meeting – June 2, 2015**

The chart below summarizes the Town Council's actions from their May 26, 2015 meeting on items that received recommendations from the Planning & Zoning Commission:

Item	Planning & Zoning Recommendation	Town Council Action
Conduct a Public Hearing, and consider and act upon an ordinance rezoning 2.0± acres from Retail (R) to Planned Development-Downtown Retail (PD-DTR), located on the southeast corner of Coleman Street and Gorgeous Road. (Z15-0004).	Approved 6-0	Approved 7-0
Conduct a Public Hearing, and consider and act upon an ordinance establishing a Specific Use Permit for a Helistop, on 10.5± acres, located on the northeast corner of US 380 and future Mahard Parkway. The property is zoned Planned Development-47 (PD-47). (S15-0003).	Approved 6-0	Approved 7-0