

**AGENDA**  
**Regular Meeting of the**  
**Prosper Planning & Zoning Commission**  
108 W. Broadway St., Prosper, Texas  
Town of Prosper Municipal Chambers  
Tuesday, August 4, 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 July 21, 2015 Regular Planning & Zoning Commission meeting.
- 3b. Consider and act upon a Revised Preliminary Plat of Prosper Lake on Preston, being 163 single family residential lots on 75.2± acres, located on the north side of Prosper Trail, 1,000± feet east of Preston Road. The property is zoned Single Family-15 (SF-15). (D15-0058).
- 3c. Consider and act upon a Preliminary Plat of Star Trail, being 1,120 single family residential lots on 518.1± acres, located on the southwest corner of Prosper Trail and future Shawnee Trail. The property is zoned Planned Development-66 (PD-66). (D15-0021).
- 3d. Consider and act upon a Preliminary Site Plan for a retail development (Prosper Plaza), on 36.0± acres, located on the northwest corner of US 380 and Custer Road. The property is zoned Commercial (C), Planned Development-25 (PD-25), and Planned Development-73 (PD-73). (D15-0050).
- 3e. Consider and act upon an Amending Plat of Glenbrooke Estates, Phase 1, Block N, Lot 7, on 0.2± acre, located on the east side of English Ivy Drive, 400± feet south of Glenbrooke Drive. The property is zoned Agricultural (A). (D15-0059).

**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 July 31, 2015, at 5:00 p.m. and remained so posted at least 72 hours before said meeting was convened.

\_\_\_\_\_  
Robyn Battle, Town Secretary

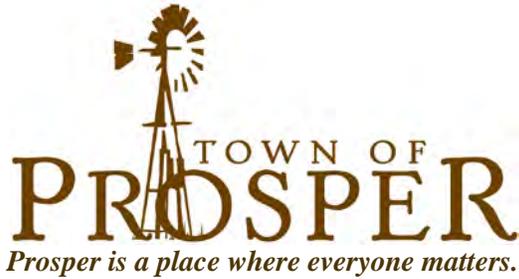
\_\_\_\_\_  
Date Noticed Removed

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, July 21, 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 Craig Moody, Vice Chair Chris Keith, Brian Barnes, John Hema and Brandon Daniel

Commissioner(s) absent: Secretary David Snyder

Commissioner John Alzner arrived at 6:04 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.**

Chair Moody announced that Items 4 and 5 have been withdrawn and no action will be taken on those items.

**CONSENT AGENDA**

- 3a. Consider and act upon minutes from the June 16, 2015 Regular Planning & Zoning Commission meeting.**
- 3b. Consider and act upon a Final Plat of Whitley Place, Phase 9, being 30 single family residential lots, on 22.3± acres, located 1,600± feet north of First Street, 4,500± feet west of Custer Road. The property is zoned Planned Development-49 (PD-49). (D15-0038).**
- 3c. Consider and act upon an Amending Plat of Lakes of La Cima, Phase 6B, Block A, Lot 1R, on 0.7± acre, located on the northwest corner of Austin Drive and Falcon Drive. The property is zoned Planned Development-6 (PD-6). (D15-0053).**
- 3d. Consider and act upon a Conveyance Plat for Meadowbrook Park, Block A, Lot 1 on 22.8± acres, located on the east side of Coit Road, 1,600± feet south of First Street. The property is zoned Planned Development-25 (PD-25). (D15-0055).**
- 3e. Consider and act upon a Final Plat of Shady Creek RV Addition, Block A, Lot 1, on 6.0± acres, located on the north side of Fishtrap Road, 550± feet west of FM 1385. The property is located within the Town's Extraterritorial Jurisdiction (ETJ). (D15-0056).**
- 3f. Consider and act upon a Final Plat of Parks at Legacy, Phase II, being 159 single family residential lots, on 41.5± acres, located on the south side of Fishtrap Road,**

**2,400± feet east of Teel Parkway. The property is zoned Planned Development-14 (PD-14). (D15-0057).**

- 3g. Consider and act upon a Revised Preliminary Plat of Prosper Lake on Preston, being 140 single family residential lots on 67.2± acres, located on the north side of Prosper Trail, 1,000± feet east of Preston Road. The property is zoned Single Family-15 (SF-15). (D15-0058).**

Motioned by Keith, seconded by Hema, to approve Items 3a, 3b, 3c, 3d, 3e, and 3f on the Consent Agenda subject to staff recommendations. Motion approved 5-0.

Item 3g. Glushko stated that staff recommends this item be tabled to allow the applicant additional time to make revisions to the plat. Stated the Town has received a 30-day waiver from the applicant.

Motioned by Keith, seconded by Barnes, to table Item 3g. Motion approved 6-0.

### **REGULAR AGENDA**

- 4. Conduct a Public Hearing, and consider and act upon a request to amend the Future Land Use Plan from Medium Density Residential to High Density Residential, located on the southeast corner of First Street and Coit Road. (CA15-0004). [Companion Case to Z15-0006].**
- 5. Conduct a Public Hearing, and consider and act upon a request to rezone 18.7± acres, from Single Family-15 (SF-15) to Planned Development-Single Family-10 (PD-SF-10), located on the southeast corner of First Street and Coit Road. (Z15-0006). [Companion Case to CA15-0004].**

*Glushko:* Stated the applicant has withdrawn Items 4 and 5, and that no further action is required.

- 6. Consider and act upon a Preliminary Site Plan for a day care, office, and bank development (Whispering Gables Addition), and a solid living screen in lieu of a masonry wall, on 5.3± acres, located on the northwest corner of Richland Boulevard and First Street. The property is zoned Office (O) and Specific Use Permit-8 (S-8). (D15-0051).**
- 7. Consider and act upon a Site Plan for Whispering Gables Addition, Block A, Lot 3, for a Child Day Care Center (Rogy's Learning Center), on 1.6± acres, located on the north side of Richland Boulevard, 300± feet west of Coit Road. The property is zoned Office (O) and Specific Use Permit-8 (S-8). (D15-0052).**

*Glushko:* Summarized the request and explained the case was on the regular agenda because the applicant is requesting a solid living screen in lieu of a masonry wall along the western property line for Lot 1. Stated the proposed solid living screen is consistent with what has been approved for a portion of Lot 3, in conjunction with an approved SUP for a Child Day Care Center. Recommended approval of Items 6 and 7.

Motioned by Keith, seconded by Daniel, to approve Item 6 subject to staff recommendations. Motion approved 6-0.

Motioned by Barnes, seconded by Alzner, to approve Item 7 subject to staff recommendations. Motion approved 6-0.

**8. Conduct a Public Hearing, and consider a request to rezone 5.1± acres, from Single Family-10 (SF-10) to Planned Development-40 (PD-40), located on the southeast and southwest corners of Fishtrap Road and Windsong Parkway. (Z15-0010).**

*Glushko:* Summarized the request and presented exhibits proposed by the applicant. Stated the request will not change the number of lots permitted within the development.

*David Blom (Applicant):* Confirmed that the homes on the subject property will have front entry driveways and the street will not dead end.

Public Hearing was opened by Chair Moody.

There being no speakers the Public Hearing was closed.

Commission Discussion.

Motioned by Daniel, seconded by Barnes, to approve Item 8 subject to staff recommendations. Motion approved 6-0.

**9. 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:* Summarized the request and presented exhibits proposed by the applicant. Noted the request was necessitated by Atmos upgrade of a large, regional natural gas distribution line. Described the landscaping surrounding the development and the materials of the proposed screening walls, columns, and gate. Recommended approval of the request.

*Keith:* Asked if there would be increased noise levels caused by the facility.

*Alzner:* Asked about the height of the equipment within the facility and if it would be higher than the screening wall.

Public Hearing opened by Chair Moody.

*John Manganilla (Applicant):* Described the pipeline replacement project. Stated the facility should not create an increased amount of noise. Stated they are agreeable to either 6-foot or 8-foot screening walls. Stated that the only element of the equipment that may be higher than the screening wall is an antenna. Described the proposed solid gate to limit amount of visibility into the facility.

*Fred Costa (Resident):* Asked if Fire Department would have access to the facility.

*Manganilla:* Confirmed the Fire Department will have access to the facility.

There being no other speakers the Public Hearing was closed.

Commission Discussion. Commissioners agreed on the preference of an 8-foot screening wall. Discussed requiring pre-cast stone-like wall panels, as opposed to the proposed pre-cast brick-like wall panels.

Motioned by Barnes, seconded by Daniel, to approve Item 7, subject to requiring an 8-foot screening wall. Motion approved 6-0.

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

*Webb:* Summarized the action taken by Town Council at their July 14, 2015 meeting. Stated the residential design standards would be presented at the August 25, 2015 Town Council meeting.

**11. Adjourn.**

Motioned by Keith, seconded by Alzner, to adjourn. Motion approved 6-0 at 6:38 p.m.

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**Pamela Clark, Planning Technician**

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**David Snyder, Secretary**



## PLANNING

**To:** Planning & Zoning Commission

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

**Through:** Hulon T. Webb, Jr., P.E., Executive Director of Development and Community Services

**Re:** Planning & Zoning Commission Meeting – August 4, 2015

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**Agenda Item:**

Consider and act upon a Revised Preliminary Plat of Prosper Lake on Preston, being 163 single family residential lots on 75.2± acres, located on the north side of Prosper Trail, 1,000± feet east of Preston Road. The property is zoned Single Family-15 (SF-15). (D15-0058).

**Description of Agenda Item:**

The purpose of the Revised Preliminary Plat is to:

1. depict the Phase 1 lots, for which a Final Plat has been approved (D14-0066)
2. incorporate the northern adjacent property into Phase 2, and
3. revise the Phase 3 lot layout.

The Revised Preliminary Plat shows 163 single family residential lots. Access to Phases 1 and 2 will be provided from Prosper Trail and Federal Road in Frontier Estates. Access to Phase 3 will be provided from Preston Road. The Revised Preliminary Plat conforms to Single Family-15 development standards.

**Budget Impact:**

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

**Legal Obligations and Review:**

The Revised Preliminary Plat meets minimum development requirements.

**Attached Documents:**

1. Revised Preliminary Plat
2. Previously approved Preliminary Plat

**Parks & Recreation Board Recommendation:**

At their July 10, 2014 meeting, the Parks & Recreation Board recommended the Town Council approve the trail alignment on the Preliminary Plat of Prosper Lake on Preston, by a vote of 5-0, subject to:

1. Providing 60' right-of-way width along roadways adjacent to the proposed hike and bike trail, exclusive of Lot 5X. The additional 10' of right-of-way shall be located on the side of the roadway that encompasses the proposed hike and bike trail.
2. Block E, Lots 4-6 providing 12'-15' driveway widths where the trail crosses the driveway.
3. Adding an additional hike and bike trail stub out to the eastern property line, along Street M, in order to allow staff the ability to work with the eastern adjacent developer to have the hike and bike trail alignment from the stub out on street M, behind Block D, Lots 1-4, to Prosper Trail.
4. Block E, Lots 4-6 providing 40' front building line setback.
5. Block D, Lots 1-4 providing ornamental fencing along the rear property line.
6. Additional \$10,000 landscape funds for landscaping the development adjacent to Prosper Lake on Preston.

Following the Parks & Recreation Board meeting the applicant revised the Preliminary Plat to include a hike and bike trail stub out to the eastern property line, along Street M, and included the following plat notes:

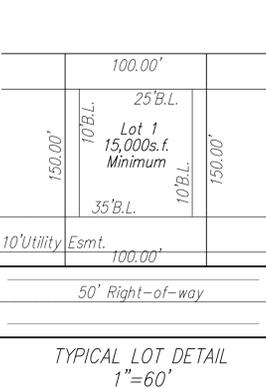
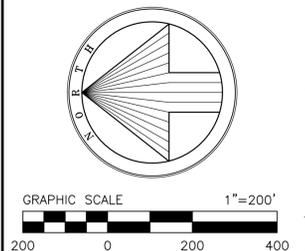
1. All roadways shall provide a minimum of 60' right-of-way width where adjacent to the proposed hike and bike trail, exclusive of Lot 5X. The additional 10' of right-of-way shall be located on the side of the roadway that encompasses the hike and bike trail.
2. Block E, Lots 4-6 shall provide 12'-15' driveway widths where the proposed hike and bike trail crosses the driveway.

On July 15, 2014, the Planning & Zoning Commission approved the Preliminary Plat for Prosper Lakes on Preston (Case #D14-0020) which included these revisions.

**Town Staff Recommendation:**

Town staff recommends approval of the Revised Preliminary Plat subject to:

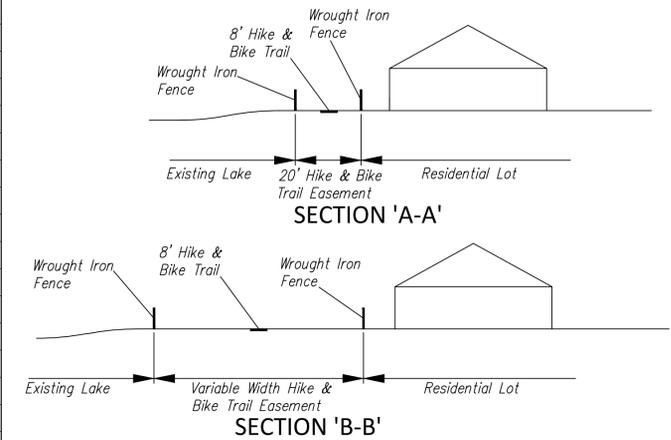
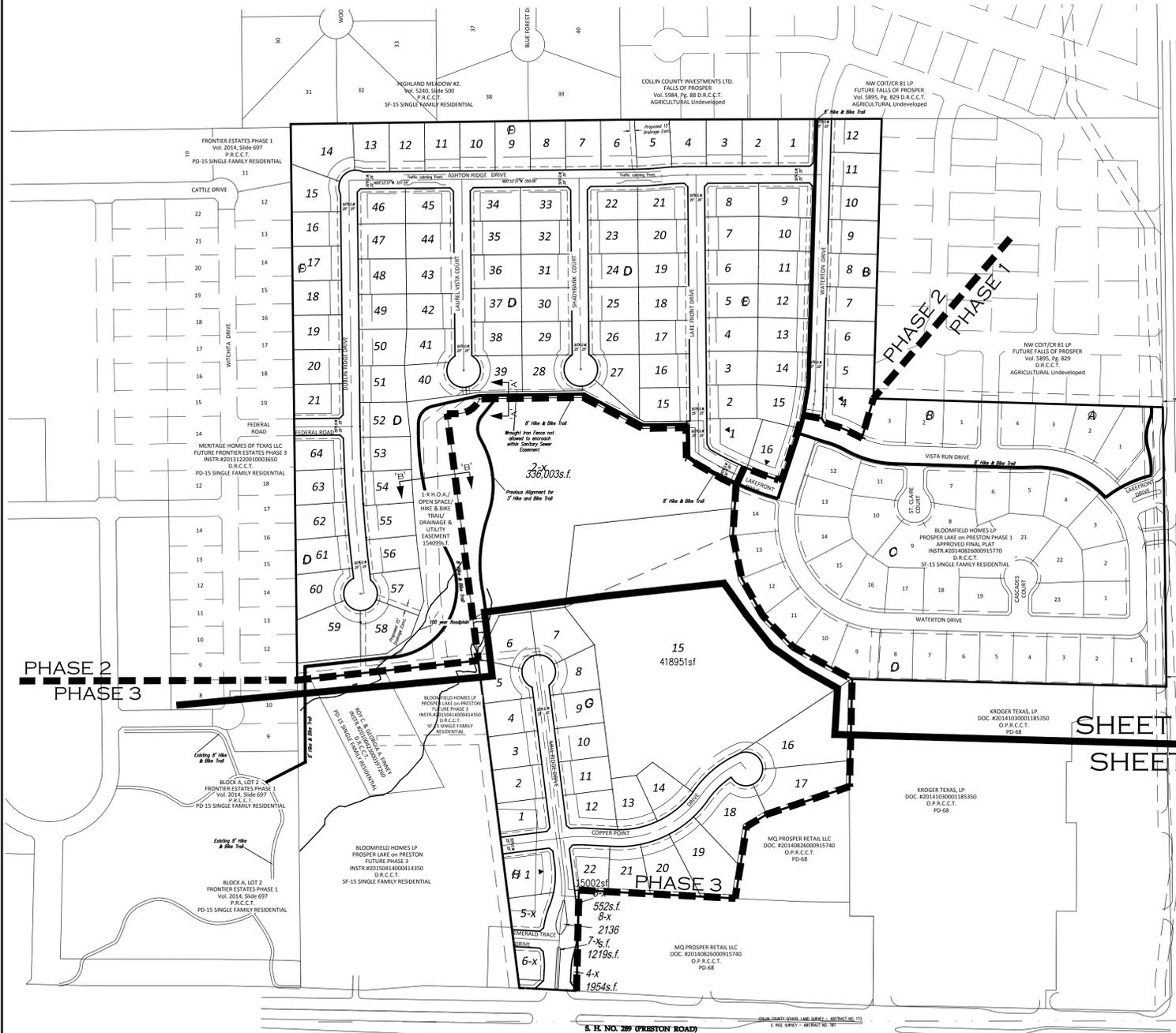
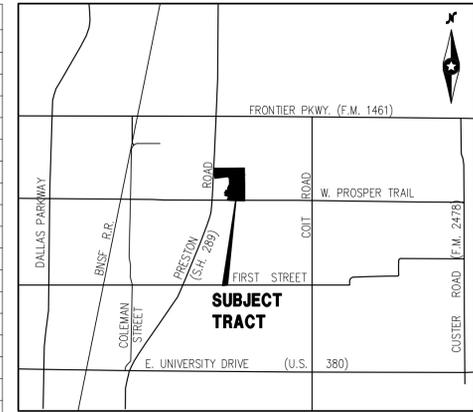
1. Town staff approval of additions and/or alterations to the easements on the plat.
2. Town staff approval of all preliminary water, sewer, and drainage plans.
3. Town staff and TxDOT approval of all thoroughfare locations, design criteria, right-of-way dedication, turn lanes, drive openings, median openings, street sections, cross-access, and sidewalks.
4. Town staff approval of all studies required by Section 14 of the Subdivision Ordinance, including, but not limited to, a flood study, wetland delineation study, habitat study, and vegetative study at the time of Final Plat.
5. Town staff approval of two points of access to each phase of development at the time of Final Plat.
6. Town staff approval of staggered front yard setbacks, in accordance with Section 9.3, F., of the Zoning Ordinance at the time of Final Plat.
7. Town staff approval of all hike and bike trails and easements.
8. Town staff approval of a revised detention pond maintenance agreement prior to filing of an associated Final Plat.
9. Town staff approval of screening wall and landscape conceptual detail.



ACREAGE/SQ.FT.		ACREAGE/SQ.FT.		ACREAGE/SQ.FT.		ACREAGE/SQ.FT.		ACREAGE/SQ.FT.		ACREAGE/SQ.FT.		ACREAGE/SQ.FT.		ACREAGE/SQ.FT.			
BLOCK 'A'	ACREAGE	SQ.FT.	BLOCK 'C'	ACREAGE	SQ.FT.	BLOCK 'D'	ACREAGE	SQ.FT.	BLOCK 'D'	ACREAGE	SQ.FT.	BLOCK 'E'	ACREAGE	SQ.FT.	BLOCK 'G'	ACREAGE	SQ.FT.
LOT 1	0.476	20752	LOT 1	0.345	15008	LOT 1	0.348	15143	LOT 24	0.344	15000	LOT 47	0.344	15000	LOT 1	0.345	15038
LOT 2	0.433	18847	LOT 2	0.344	15001	LOT 2	0.344	15000	LOT 25	0.344	15000	LOT 48	0.344	15001	LOT 2	0.344	15000
LOT 3	0.344	15005	LOT 3	0.397	17304	LOT 3	0.344	15000	LOT 26	0.344	15000	LOT 49	0.344	15001	LOT 3	0.344	15000
LOT 4	0.344	15001	LOT 4	0.398	17319	LOT 4	0.344	15001	LOT 27	0.406	17679	LOT 50	0.344	15000	LOT 4	0.344	15000
ACREAGE/SQ.FT.		ACREAGE/SQ.FT.		ACREAGE/SQ.FT.		ACREAGE/SQ.FT.		ACREAGE/SQ.FT.		ACREAGE/SQ.FT.		ACREAGE/SQ.FT.		ACREAGE/SQ.FT.		ACREAGE/SQ.FT.	
BLOCK 'B'	ACREAGE	SQ.FT.	LOT 5	0.344	15002	LOT 5	0.344	15000	LOT 28	0.344	15000	LOT 51	0.344	15001	LOT 5	0.344	15004
LOT 1	0.357	15554	LOT 6	0.345	15046	LOT 6	0.344	15000	LOT 29	0.344	15000	LOT 52	0.344	15003	LOT 6	0.457	19928
LOT 2	0.354	15415	LOT 7	0.397	17304	LOT 7	0.344	15000	LOT 30	0.344	15000	LOT 53	0.344	15000	LOT 7	0.356	15694
LOT 3	0.354	15415	LOT 8	0.438	19092	LOT 8	0.349	15219	LOT 31	0.344	15000	LOT 54	0.344	15000	LOT 8	0.355	15467
LOT 4	0.397	17290	LOT 9	0.457	19920	LOT 9	0.422	18369	LOT 32	0.344	15000	LOT 55	0.344	15000	LOT 9	0.354	15430
LOT 5	0.344	15000	LOT 10	0.460	20056	LOT 10	0.352	15331	LOT 33	0.344	15001	LOT 56	0.344	15000	LOT 10	0.353	15393
LOT 6	0.344	15000	LOT 11	0.344	15002	LOT 11	0.356	15500	LOT 34	0.344	15001	LOT 57	0.358	15575	LOT 11	0.353	15357
LOT 7	0.344	15000	LOT 12	0.344	15001	LOT 12	0.344	15001	LOT 35	0.344	15000	LOT 58	0.466	20303	LOT 12	0.352	15320
LOT 8	0.344	15000	LOT 13	0.370	16110	LOT 13	0.346	15062	LOT 36	0.344	15000	LOT 59	0.653	28435	LOT 13	0.353	15386
LOT 9	0.344	15000	LOT 14	0.394	17178	LOT 14	0.354	15420	LOT 37	0.344	15000	LOT 60	0.401	17459	LOT 14	0.387	17484
LOT 10	0.344	15000	LOT 15	0.404	17869	LOT 15	0.345	15048	LOT 38	0.344	15000	LOT 61	0.382	16625	LOT 15	0.355	15470
LOT 11	0.344	15000	LOT 16	0.366	15941	LOT 16	0.344	15000	LOT 39	0.346	15064	LOT 62	0.362	15772	LOT 16	0.401	17480
LOT 12	0.344	15000	LOT 17	0.344	15000	LOT 17	0.344	15000	LOT 40	0.345	15028	LOT 63	0.349	15202	ACREAGE/SQ.FT.		
LOT 13	0.344	15000	LOT 18	0.358	15609	LOT 18	0.344	15000	LOT 41	0.344	15001	LOT 64	0.344	15001	BLOCK 'H'	ACREAGE	SQ.FT.
LOT 14	0.344	15000	LOT 19	0.384	16728	LOT 19	0.344	15000	LOT 42	0.344	15001	LOT 1	0.447	19473	LOT 1	0.447	19473
LOT 15	0.344	15000	LOT 20	0.419	18245	LOT 20	0.344	15000	LOT 43	0.344	15001	ACREAGE/SQ.FT.		ACREAGE/SQ.FT.		ACREAGE/SQ.FT.	
LOT 16	0.344	15000	LOT 21	0.449	19580	LOT 21	0.356	15502	LOT 44	0.344	15000	LOT 1	0.447	19473	LOT 1	0.447	19473
LOT 17	0.344	15000	LOT 22	0.422	18382	LOT 22	0.344	15001	LOT 45	0.344	15002	LOT 1	0.447	19473	LOT 1	0.447	19473
LOT 18	0.344	15000	LOT 23	0.374	16305	LOT 23	0.344	15000	LOT 46	0.344	15002	LOT 1	0.447	19473	LOT 1	0.447	19473

Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	24.69'	270.00'	005°14'26"	S26°17'39"W	24.69'
C2	72.01'	330.00'	012°30'10"	N22°39'46"E	71.87'
C3	40.28'	265.00'	008°42'30"	S76°17'38"E	40.24'
C4	107.96'	720.00'	008°35'27"	S20°41'20"W	107.86'
C5	260.10'	50.00'	298°03'00"	S06°30'05"W	51.47'
C6	417.86'	4025.00'	005°56'54"	S85°51'09"W	417.67'
C7	459.36'	3975.00'	006°37'16"	S86°00'52"W	459.10'
C8	497.65'	4000.00'	007°07'42"	S85°45'39"W	497.33'
C9	123.74'	50.00'	141°47'55"	N45°37'04"W	94.49'
C10	261.80'	50.00'	300°00'00"	S00°33'37"E	50.00'
C11	261.80'	50.00'	300°00'00"	S00°33'37"E	50.00'
C12	261.80'	50.00'	300°00'00"	S00°33'37"E	50.00'
C13	69.79'	775.00'	005°09'34"	S03°08'24"E	69.77'
C14	74.29'	825.00'	005°09'34"	S03°08'24"E	74.27'
C15	65.90'	775.00'	004°52'20"	N03°17'02"W	65.88'
C16	77.22'	800.00'	005°31'50"	N02°57'16"W	77.19'
C17	79.64'	825.00'	005°31'50"	N02°57'16"W	79.60'
C18	95.94'	680.00'	008°05'01"	S29°01'34"W	95.86'
C19	71.69'	650.00'	006°19'08"	S28°08'38"W	71.65'
C20	39.99'	300.00'	007°38'15"	S84°28'00"E	39.96'
C21	39.99'	300.00'	007°38'15"	S84°28'00"E	39.96'
C22	261.81'	50.00'	300°00'08"	N07°12'23"W	50.00'
C23	67.27'	285.00'	013°31'29"	N75°06'48"W	67.12'
C24	43.07'	215.00'	011°28'42"	N87°25'48"E	43.00'
C25	52.82'	300.00'	010°05'17"	N81°47'12"W	52.75'
C26	107.15'	300.00'	020°27'49"	S86°58'28"E	106.58'
C27	63.85'	310.00'	011°48'03"	S79°34'06"E	63.74'
C28	53.43'	300.00'	010°12'19"	N02°10'00"W	53.36'
C29	38.98'	275.00'	008°07'18"	N01°07'30"W	38.95'
C30	276.56'	275.00'	057°37'11"	S25°52'26"E	265.05'
C31	301.70'	300.00'	057°37'11"	S25°52'26"E	289.14'
C32	326.84'	325.00'	057°37'11"	S25°52'26"E	313.24'
C33	156.31'	300.00'	029°51'08"	N39°45'28"W	154.54'
C34	169.33'	325.00'	029°51'08"	N39°45'28"W	167.42'
C35	99.11'	275.00'	020°39'01"	N44°21'31"W	98.58'
C36	237.62'	50.00'	272°17'22"	S75°25'59"E	69.28'

LINE #	LENGTH	BEARING
L1	13.91	N45°45'46"E
L2	14.38	S44°14'14"E
L3	10.14	S45°22'29"E
L4	14.15	N44°28'43"E
L5	17.52	N60°35'31"E
L6	14.14	S45°33'37"E
L7	14.14	N44°26'23"E
L8	14.14	N45°33'37"W
L9	14.14	N44°26'23"E
L10	14.13	N45°37'04"W
L11	14.14	S45°40'30"E
L12	14.19	N44°06'41"E
L13	10.37	S07°48'12"E
L14	37.29	N80°38'52"W
L15	25.93	S00°11'21"E
L16	44.56	S24°59'04"W
L17	14.44	S52°14'16"E
L18	14.15	N37°45'44"E
L19	14.01	N51°44'55"W
L20	13.94	N38°10'17"E
L21	35.56	N42°26'23"W
L22	31.80	S54°51'43"W



**LEGEND**

CIRS	5/8" IRON ROD WITH PLASTIC CAP SET STAMPED "WESTWOOD PS"
CIRF	IRON ROD FOUND WITH PLASTIC CAP STAMPED "WESTWOOD PS"
X	"X" Cut Found
P.R.C.C.T.	PLAT RECORDS, COLLIN COUNTY, TEXAS
D.R.C.C.T.	DEED RECORDS, COLLIN COUNTY, TEXAS
H.B.E.	Hike & Bike Trail Esmt.
DE	DRAINAGE EASEMENT
BL	BUILDING LINE
UE	UTILITY EASEMENT
▲	Denotes House Orientation
→	Denotes Street Name Change

"D15-0058"  
 REVISED PRELIMINARY PLAT  
 OF  
**PROSPER LAKE ON PRESTON**  
 163 RESIDENTIAL LOTS/8 OPEN SPACE LOTS 75.168 ACRES  
 OUT OF THE  
 COLLIN COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 172  
 IN THE  
 TOWN OF PROSPER, COLLIN COUNTY, TEXAS  
 OWNERS  
**BLOOMFIELD HOMES, L.P.** CADG PROSPER 28, LLC  
 1050 E. HIGHWAY 114, SUITE 210, 1800 VALLEY VIEW LANE, SUITE 300  
 SOUTHLAKE, TX 76092 FARMERS BRANCH, TX 75234  
 817-416-1572 469-892-7245

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

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

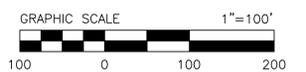
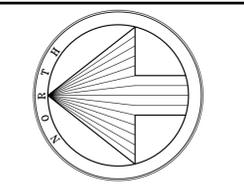
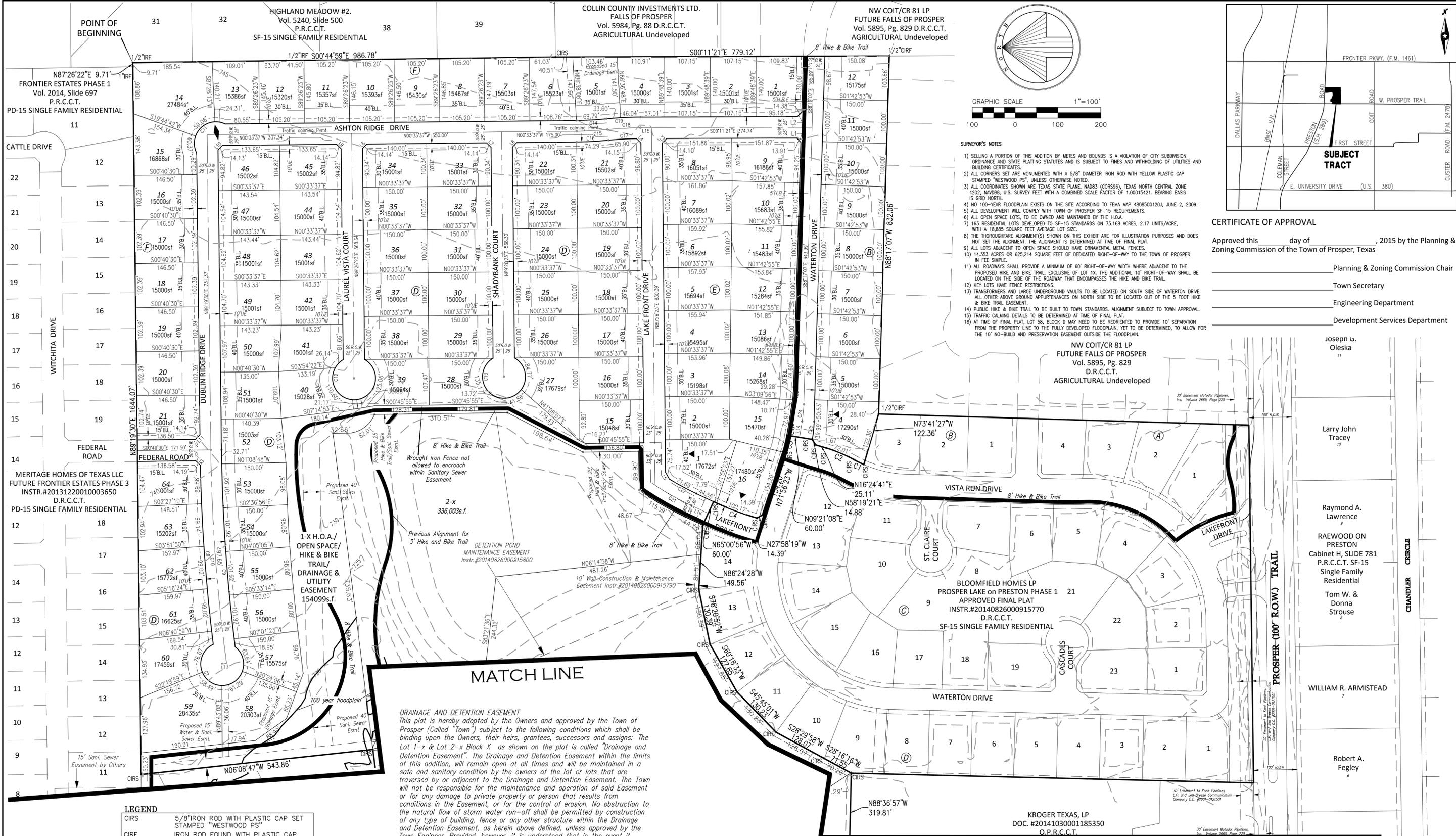
\_\_\_\_\_  
 Town Secretary

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

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

ENGINEER/SURVEYOR  
**Westwood**  
 Phone (214) 473-4640 2740 North Dallas Parkway, Suite 280  
 Toll Free (888) 937-5150 Plano, TX 75093  
 Westwoodps.com  
 Survey Firm Number: 10074301  
 July 31, 2015 #006181

PROSPER LAKE ON PRESTON PHASE 2

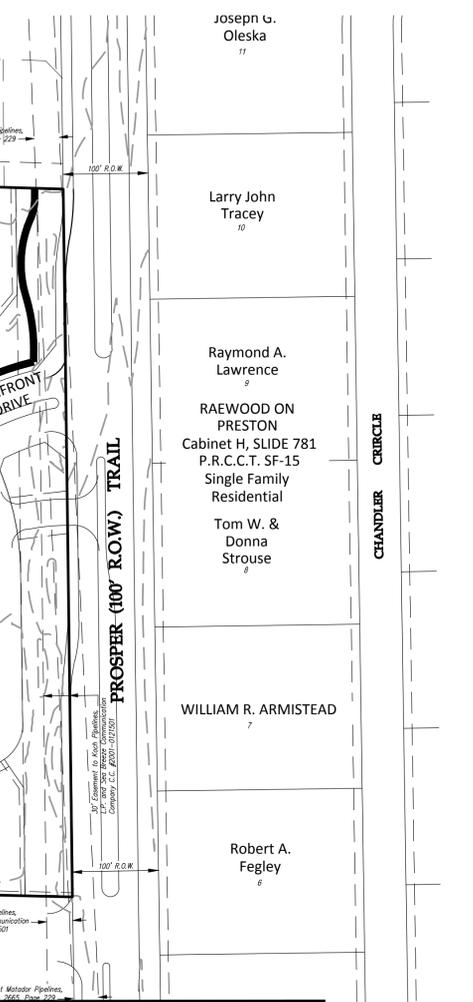


- SURVEYOR'S NOTES**
- 1) SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY SUBDIVISION ORDINANCE AND STATE PLATTING STATUTES AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING CERTIFICATES.
  - 2) ALL CORNERS SET ARE MONUMENTED WITH A 5/8" DIAMETER IRON ROD WITH YELLOW PLASTIC CAP STAMPED "WESTWOOD PS", UNLESS OTHERWISE NOTED.
  - 3) ALL COORDINATES SHOWN ARE TEXAS STATE PLANE, NAD83 (COR596), TEXAS NORTH CENTRAL ZONE 4202, NAVD83, U.S. SURVEY FEET WITH A COMBINED SCALE FACTOR OF 1.00015421. BEARING BASIS IS GRID NORTH.
  - 4) NO 100-YEAR FLOODPLAIN EXISTS ON THE SITE ACCORDING TO FEMA MAP 48085C0120L, JUNE 2, 2009.
  - 5) ALL DEVELOPMENT WILL COMPLY WITH TOWN OF PROSPER SF-15 REQUIREMENTS.
  - 6) ALL OPEN SPACE LOTS, TO BE OWNED AND MAINTAINED BY THE H.O.A.
  - 7) 163 RESIDENTIAL LOTS DEVELOPED TO SF-15 STANDARDS ON 75.168 ACRES, 2.17 UNITS/ACRE.
  - 8) THE THROUGHFARE ALIGNMENT(S) SHOWN ON THIS EXHIBIT ARE FOR ILLUSTRATION PURPOSES AND DOES NOT SET THE ALIGNMENT. THE ALIGNMENT IS DETERMINED AT TIME OF FINAL PLAT.
  - 9) ALL LOTS ADJACENT TO OPEN SPACE SHOULD HAVE ORNAMENTAL METAL FENCES.
  - 10) 14,353 ACRES OR 625,214 SQUARE FEET OF DEDICATED RIGHT-OF-WAY TO THE TOWN OF PROSPER IN FEE SIMPLE.
  - 11) ALL ROADWAYS SHALL PROVIDE A MINIMUM OF 60' RIGHT-OF-WAY WIDTH WHERE ADJACENT TO THE PROPOSED HIKE AND BIKE TRAIL, EXCLUSIVE OF LOT 1X. THE ADDITIONAL 10' RIGHT-OF-WAY SHALL BE LOCATED ON THE SIDE OF THE ROADWAY THAT ENCOMPASSES THE HIKE AND BIKE TRAIL.
  - 12) KEY LOTS HAVE FENCE RESTRICTIONS.
  - 13) TRANSFORMERS AND LARGE UNDERGROUND VALVETS TO BE LOCATED ON SOUTH SIDE OF WATERFRONT DRIVE. ALL OTHER ABOVE GROUND APPURTENANCES ON NORTH SIDE TO BE LOCATED OUT OF THE 5 FOOT HIKE & BIKE TRAIL EASEMENT.
  - 14) PUBLIC HIKE & BIKE TRAIL TO BE BUILT TO TOWN STANDARDS. ALIGNMENT SUBJECT TO TOWN APPROVAL.
  - 15) TRAFFIC CALMING DETAILS TO BE DETERMINED AT TIME OF FINAL PLAT.
  - 16) AT TIME OF FINAL PLAT, LOT 58, BLOCK 8 MAY NEED TO BE REORIENTED TO PROVIDE 10' SEPARATION FROM THE PROPERTY LINE TO THE FULLY DEVELOPED FLOODPLAIN, YET TO BE DETERMINED, TO ALLOW FOR THE 10' NO-BUILD AND PRESERVATION EASEMENT OUTSIDE THE FLOODPLAIN.

**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
- \_\_\_\_\_ Development Services Department



**LEGEND**

CIRS	5/8" IRON ROD WITH PLASTIC CAP SET STAMPED "WESTWOOD PS"
CIRF	IRON ROD FOUND WITH PLASTIC CAP STAMPED "WESTWOOD PS"
X	"X" Cut Found
P.R.C.C.T.	PLAT RECORDS, COLLIN COUNTY, TEXAS
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H.B.E.	Hike & Bike Trail Esmt.
DE	DRAINAGE EASEMENT
BL	BUILDING LINE
UE	UTILITY EASEMENT
DN	DENOTES HOUSE ORIENTATION
▲	DENOTES STREET NAME CHANGE

THIS PLAT FILED IN CABINET \_\_\_\_\_, SLIDE \_\_\_\_\_, P.R.C.C.T.

**DRAINAGE AND DETENTION EASEMENT**  
 This plat is hereby adopted by the Owners and approved by the Town of Prosper (Called "Town") subject to the following conditions which shall be binding upon the Owners, their heirs, grantees, successors and assigns: The Lot 1-x & Lot 2-x Block X 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.

**OWNERS**  
**BLOOMFIELD HOMES, L.P.** 1050 E. HIGHWAY 114, SUITE 210, SOUTHLAKE, TX 76092 817-416-1572  
**CADG PROSPER 28, LLC** 1800 VALLEY VIEW LANE, SUITE 300 FARMERS BRANCH, TX 75234 469-892-7245

**ENGINEER/SURVEYOR**



Phone (214) 473-4640 2740 North Dallas Parkway, Suite 260  
Toll Free (888) 937-5150 Plano, TX 75093  
westwoodps.com  
Survey Firm Number: 10074301

**"D15-0058"**  
**REVISED PRELIMINARY PLAT**  
 OF  
**PROSPER LAKE ON PRESTON**  
 163 RESIDENTIAL LOTS/8 OPEN SPACE LOTS 75.168 ACRES  
 OUT OF THE  
 COLLIN COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 172  
 IN THE  
 TOWN OF PROSPER, COLLIN COUNTY, TEXAS

LEGAL DESCRIPTION

Being 75.1677 acres of land situated in the Town of Prosper, Collin County, Texas, being a part of the Collin County School Land Survey, Abstract No. 172, being a part of the 80.560 acre tract of land conveyed to Bloomfield Homes, LP by deed of record in County Clerk File No. 20140826000915770 of the Deed Records, Collin County, Texas and being a part of the 27.567 acre tract of land conveyed to Bloomfield Homes, LP by deed of record in County Clerk File No. 20150414000414350 of said Deed Records, and being a part of the 29.542 acre tract of land conveyed to CADG PROSPER 28, LLC by deed of record in County Clerk File No. 20150414000414510 of said Deeds Records, said 75.1677 acre tract being more particularly described as follows:

Beginning at a 1/2" iron rod found at in the west line of Highland Meadows #2, an addition to the Town of Prosper as shown by plat of record in Volume 5420, Slide 500 of the Plat Records, Collin County, Texas, said rod being the northeast corner of said 27.567 acre tract;

Thence South 00°44'59" East with said west line, at a distance of 328.54 feet passing a 1/2" iron rod with cap found at the southeast corner of said 27.567 acre tract and the northeast corner of said 80.560 acre tract, and continuing a total distance of 986.78 feet to a 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS" set for the southwest corner of said Highland Meadows #2;

Thence South 00°11'21" East with the east line of said 80.560 acre tract, a distance of 779.12 feet to a 1/2" iron rod found at an ell corner in the north line of the 77.719 acre tract of land conveyed to NW Coit/CR 81 LP by deed of record in Volume 5895, Page 829, of said Deed Records, said rod being the southeast corner of the herein described 44.9535 acre tract;

Thence North 88°17'07" West with said north line, a distance of 832.06 feet to a 1/2" iron rod found for the most westerly northwest corner of said 77.419 acre tract, said rod being the most easterly northeast corner of the proposed Prosper Lake on Preston, Phase 1;

Thence in a northwesterly direction over and across said 80.560 acre tract and with the north line of said proposed Prosper Lake on Preston, Phase 1 the following calls and distances:

North 73°41'27" West a distance of 122.36 feet to a set 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS";

Along a curve to the right having a radius of 270.00 feet and an arc length of 24.70 feet (chord bears North 26°17'39" East, 24.69 feet) to a set 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS";

Along a curve to the left having a radius of 330.00 feet and an arc length of 72.01 feet (chord bears North 22°39'46" East, 71.87 feet) to a set 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS";

North 16°24'41" East a distance of 25.11 feet to a set 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS";

North 58°19'21" East a distance of 14.88 feet to a set 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS";

North 09°21'08" East a distance of 60.00 feet to a set 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS";

Along a curve to the right having a radius of 265.00 feet and an arc length of 40.28 feet (chord bears North 76°17'38" West, 40.24 feet) to a set 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS";

"WESTWOOD PS";

North 71°56'23" West a distance of 154.20 feet to a set 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS";

North 27°58'19" West a distance of 14.40 feet to a set 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS";

Along a curve to the right having a radius of 720.00 feet and an arc length of 107.95 feet (chord bears North 20°41'20" East, 107.86 feet) to a set 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS";

North 65°00'56" West a distance of 60.00 feet to a 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS" set for an angle point in the east line of the 29.542 acre tract of land conveyed to CADG PROSPER 28, LLC by deed of record in County Clerk File No. 2015041400041450 of said Deed Records;

North 86°24'28" West a distance of 149.56 feet to a set 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS";

South 78°20'52" West a distance of 130.39 feet to a set 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS";

South 60°18'33" West a distance of 127.65 feet to a set 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS";

South 45°45'01" West a distance of 130.23 feet to a set 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS";

South 28°29'58" West a distance of 128.07 feet to a set 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS";

South 28°16'16" West a distance of 71.55 feet to a set 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS" in the north line of the 13.957 acre tract of land conveyed to Kroger Texas, LP by deed of record in County Clerk File No. 20141030001185850 of said Deed Records;

Thence North 88°36'57" West along the north line of said 13.957 acre tract a distance of 319.81 feet to a set 5/8" iron rod with a yellow plastic cap stamped "WESTWOOD PS" in the east line of the 28.829 acre tract of land conveyed to MQ Prosper Retail LLC, by deed of record in County Clerk File No. 20140826000915740 of said Deed Records

Thence in a northerly direction with the east line of said 28.829 acre tract the following calls and distances:

North 18°28'51" West a distance of 280.53 feet to a set 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS";

North 30°46'54" West a distance of 70.49 feet to a set 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS";

North 81°02'16" West a distance of 216.21 feet to a set 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS";

North 02°59'57" East a distance of 467.66 feet to a set 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS";

North 88°36'57" West a distance of 300.15 feet to a 1/2" iron rod with red plastic cap stamped "W.A.I." found for corner and being in the east right-of-way line of State Highway 289 (variable width right-of-way);

Thence North 03°10'03" East, departing said common line and along said east right-of-way line of State Highway 289 a distance of 152.21 feet to a TxDOT monument with brass cap found for corner;

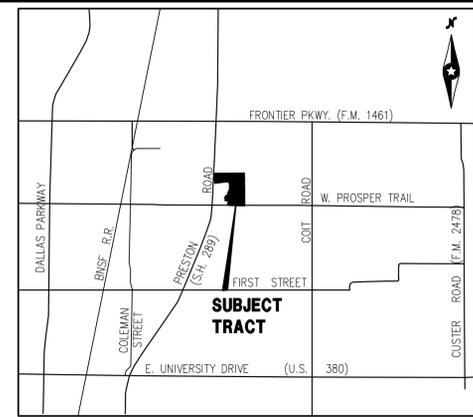
Thence North 01°22'52" East, continuing along said east right-of-way line a distance of 18.38 feet to a 1/2" iron rod found with red plastic cap stamped "W.A.I." south line of a 27.567 acre tract of land conveyed to Bloomfield Homes LP, recorded in County Clerk's File No. 20150414000414350 of said Deed Records;

Thence North 82°47'37" East, along said north line of the 27.567 acre tract a distance of 981.38 feet to a set 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS";

Thence North 06°08'47" West over and across said 27.567 acre tract, a distance of 543.86 feet to a 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS" set in the south line of Lot 1, Block A of Frontier Estates, an addition to the Town of Prosper as shown by plat of record in Volume 2013, Slide 561 of said Plat Records, said rod being the northwest corner of the herein described 44.9535 acre tract;

Thence North 89°19'30" East with the south line of said Lot 1, passing the southwest corner of Lot 11, Block A of Frontier Estates, Phase 1, an addition to the Town of Prosper as shown by plat of record in Volume 2014, Slide 697 of said Plat Records, and continuing along the south line thereof a total distance of 1,644.07 feet to a 1" iron rod found for the southeast corner of said Lot 11;

Thence North 87°26'22" East a distance of 9.71 feet to the Point-of-Beginning and containing 75.1677 acres or 3,274,306 square feet of land.



**LEGEND**

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CIRF	IRON ROD FOUND WITH PLASTIC CAP STAMPED "WESTWOOD PS"
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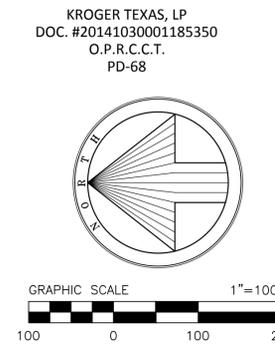
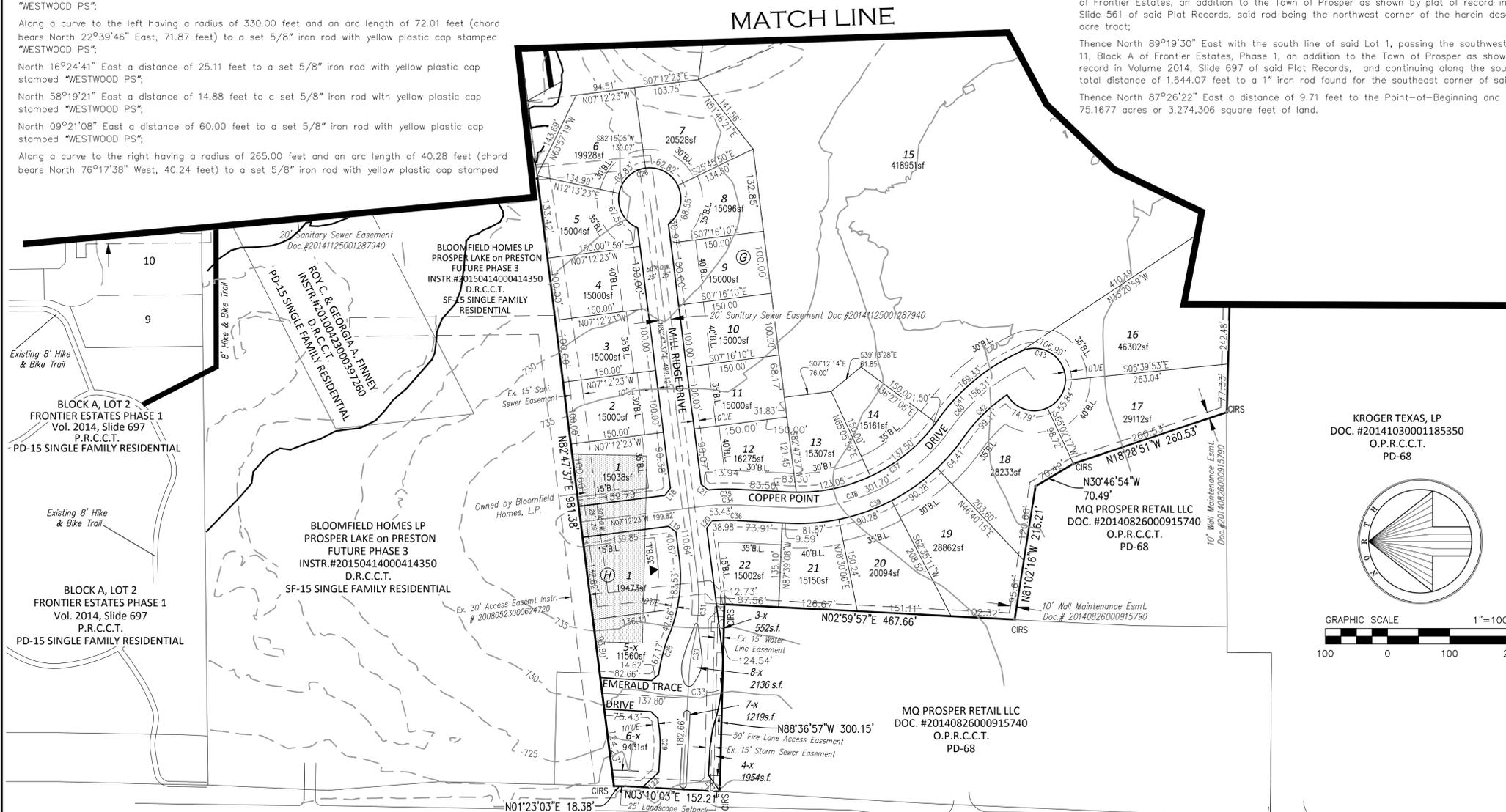
**SURVYOR'S NOTES**

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- AT TIME OF FINAL PLAT, LOT 58, BLOCK D MAY BE REORIENTED TO PROVIDE 10' SEPARATION FROM THE PROPERTY LINE TO THE FULLY DEVELOPED FLOODPLAIN, YET TO BE DETERMINED, TO ALLOW FOR THE 10' NO-BUILD AND PRESERVATION EASEMENT OUTSIDE THE FLOODPLAIN.

**CERTIFICATE OF APPROVAL**

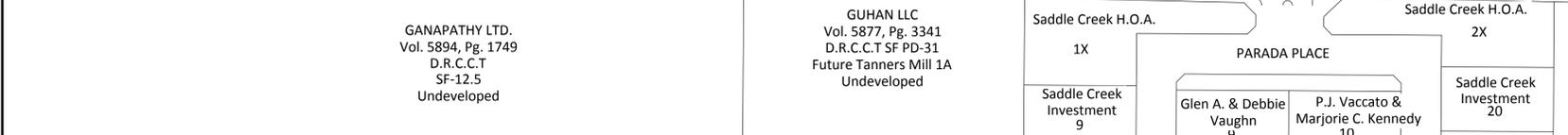
Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2015 by the Planning & Zoning Commission of the Town of Prosper, Texas

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



"D15-0058"  
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 163 RESIDENTIAL LOTS/8 OPEN SPACE LOTS 75.168 ACRES  
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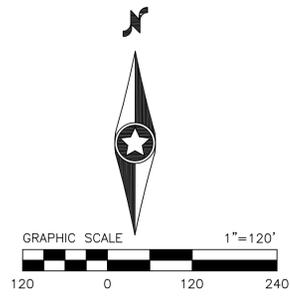
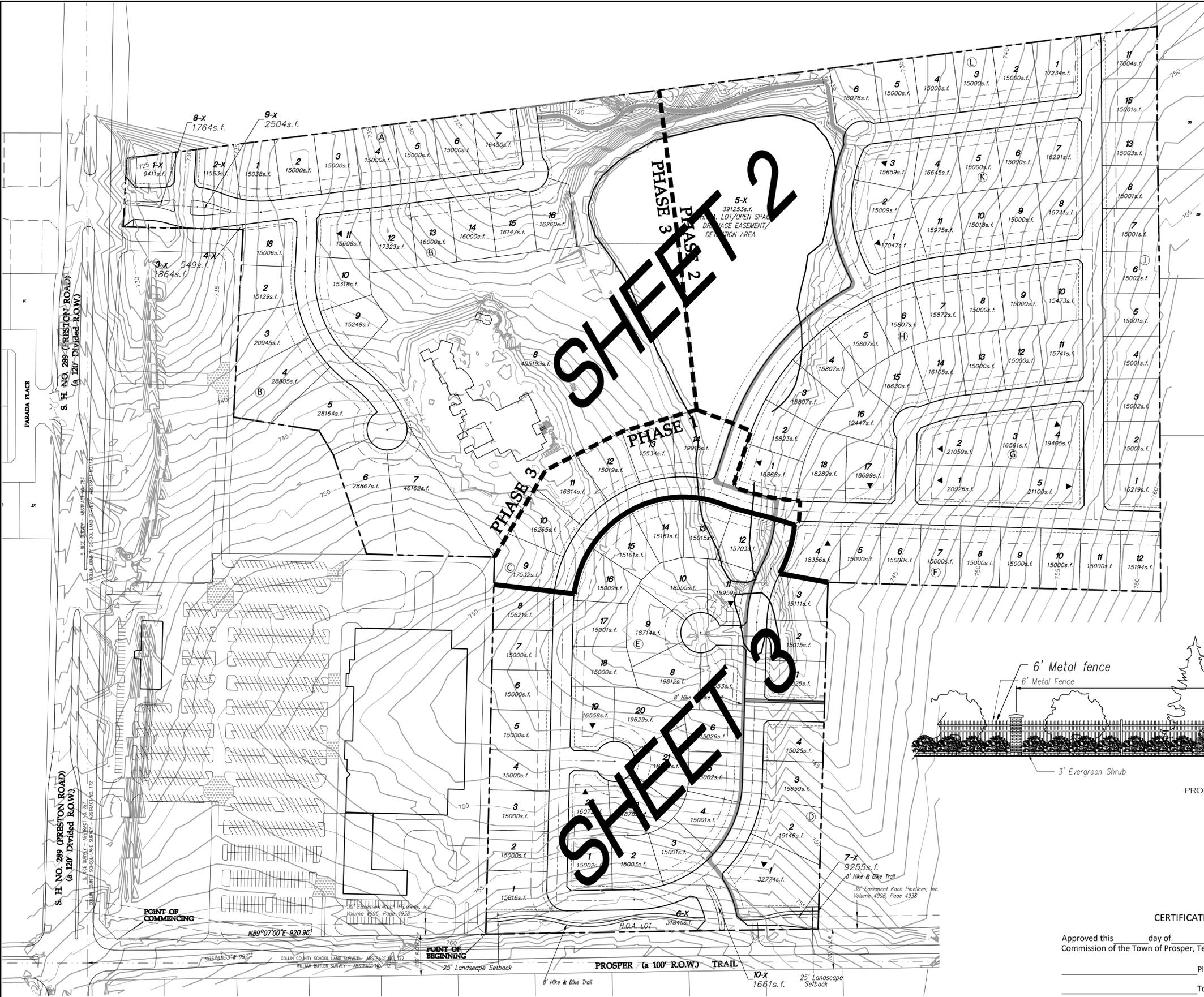
**BLOOMFIELD HOMES, L.P.** CADG PROSPER 28, LLC  
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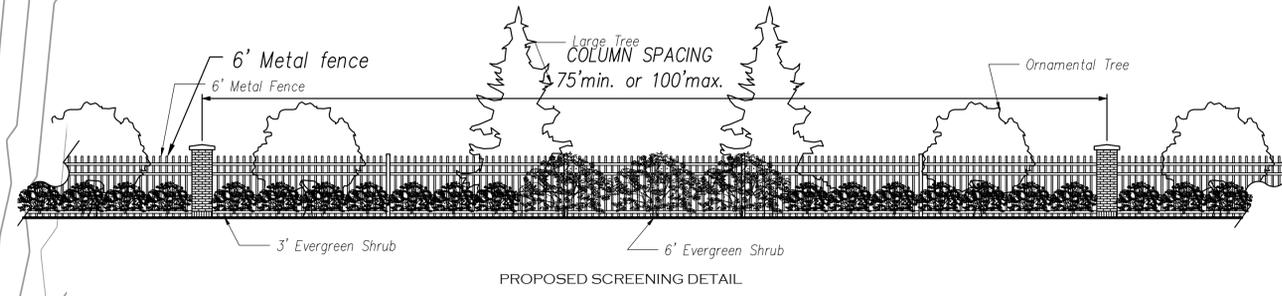
THIS PLAT FILED IN CABINET \_\_\_\_\_, SLIDE \_\_\_\_\_, P.R.C.C.T.

ENGINEER/SURVEYOR  
**Westwood**  
 Phone (214) 473-4640 2740 North Dallas Parkway, Suite 280  
 Toll Free (888) 937-5150 Plano, TX 75093  
 westwoodps.com  
 Westwood Professional Services, Inc.  
 Survey Firm Number: 10074801  
 July 31, 2015 #0006181

PROSPER LAKE ON PRESTON PHASE 2



- NOTES:**
1. ALL ROADWAYS SHALL PROVIDE A MINIMUM OF 60' RIGHT-OF-WAY WIDTH WHERE ADJACENT TO THE PROPOSED HIKE AND BIKE TRAIL, EXCLUSIVE OF LOT 5X. THE ADDITIONAL 10' RIGHT-OF-WAY SHALL BE LOCATED ON THE SIDE OF THE ROADWAY THAT ENCOMPASSES THE HIKE AND BIKE TRAIL.
  2. BLOCK E, LOTS 4-6 SHALL PROVIDE 12'-15' DRIVEWAY WIDTHS WHERE THE PROPOSED HIKE AND BIKE TRAIL CROSSES THE DRIVEWAY.



PREVIOUSLY APPROVED PRELIMINARY PLAT

PRELIMINARY PLAT  
OF  
**PROSPER LAKE**  
ON  
**PRESTON**

IN THE  
COLLIN COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 172  
TOWN OF PROSPER, COLLIN COUNTY, TEXAS  
**80.529 ACRES ~ 127 RESIDENTIAL LOTS**  
**7 OPEN SPACE LOTS**

OWNER:  
**Douglas Properties Inc.**  
2309 Avenue K, Suite 100  
Plano, Texas 75074  
Phone: 972-422-1658

ENGINEER/SURVEYOR:  
**TIPTON ENGINEERING**  
a division of Westwood  
2740 North Dallas Parkway,  
Suite 280 Plano, Texas 75093  
(214) 473-4640  
Firm No. F-11756  
Survey Firm No. 10074301  
richard.hovas@westwoodps.com  
Richard Hovas

CERTIFICATE OF APPROVAL

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2014 by the Planning & Zoning Commission of the Town of Prosper, Texas

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

THIS PLAT FILED IN CABINET \_\_\_\_\_, SLIDE \_\_\_\_\_, P.R.C.C.T.

JULY 11, 2014

Sheet: 1 OF 3

**NOTES:**

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2. BLOCK E, LOTS 4-6 SHALL PROVIDE 12'-15' DRIVEWAY WIDTHS WHERE THE PROPOSED HIKE AND BIKE TRAIL CROSSES THE DRIVEWAY.

CADG PROSPER 28 LLC  
Instr.#20131213001642780  
D.R.C.C.  
SF-15 S-1  
Single Family Residential

GANAPATHY LTD.  
Vol. 5894, Pg. 1749  
D.R.C.C.T  
SF-12.5  
Undeveloped

GUHAN LLC  
Vol. 5877, Pg. 3341  
D.R.C.C.T SF PD-31  
Future Tanners Mill 1A  
Undeveloped

Saddle Creek Investment  
Saddle Creek Investment  
Saddle Creek H.O.A.

CIRCLE J TRAIL

SADDLE CREEK PHASE 1  
Volume 2009, SLIDE 52  
P.R.C.C.T. SF PD-31  
Single Family Residential  
P.J. Vaccaro & Glen A. & Marjorie C. Debbie Vaughn Kennedy

PACKSADDLE TRAIL

Jon & Jessica Izatt  
Saddle Creek Investment  
Saddle Creek H.O.A.

DEION LUWYNN SANDERS  
Vol. 4230, Pg. 140  
D.R.C.C.T.  
SF-15  
Undeveloped

DEION LUWYNN SANDERS  
Vol. 4230, Pg. 140  
D.R.C.C.T.  
SF-15  
Undeveloped

Devin R. & Kirstan L. Thomas  
Eric James & Tracey Scherer

HIGHLAND MEADOWS #2  
Volume 5240, SLIDE 500  
P.R.C.C.T.  
SF-15  
Single Family Residential

Paul & Collee Davidson  
Kenneth Mickel & Stephanie Williamson

BLUE FOREST DRIVE

Richard H. Wylot  
Jerry L. & Cathy A. Miller

COLLIN COUNTY INVESTMENTS  
Vol. 5984, Pg. 88  
D.R.C.C.T.  
AGRICULTURAL  
Undeveloped

**NOTES:**

- 1) SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY SUBDIVISION ORDINANCE AND STATE PLATTING STATUTES AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING CERTIFICATES.

**SURVEYOR'S NOTES**

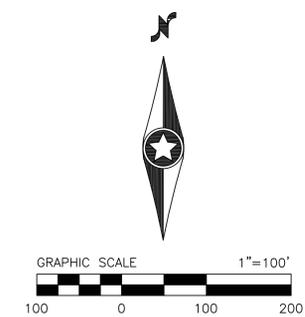
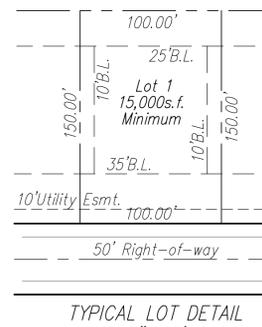
- 1) ALL CORNERS SET ARE MONUMENTED WITH A 5/8" DIAMETER IRON ROD WITH YELLOW PLASTIC CAP STAMPED "WESTWOOD PS", UNLESS OTHERWISE NOTED.
- 2) ALL COORDINATES SHOWN ARE TEXAS STATE PLANE, NAD83 (CORS96), TEXAS NORTH CENTRAL ZONE 4202, NAVD88, U.S. SURVEY FEET WITH A COMBINED SCALE FACTOR OF 1.00015421. BEARING BASE IS GRID NORTH.
- 3) NO 100-YEAR FLOODPLAIN EXISTS ON THE SITE
- 4) ALL DEVELOPMENT WILL COMPLY WITH TOWN OF PROSPER SF-15 REQUIREMENTS.
- 5) ALL OPEN SPACE AREAS LOTS 1X-7X, TO BE OWNED AND MAINTAINED BY THE H.O.A.
- 6) 127 RESIDENTIAL LOTS DEVELOPED TO SF-15 STANDARDS ON 80.529 ACRES, 1.57 UNITS/ACRES, WITH A 19,755 AVERAGE LOT SIZE
- 7) The thoroughfare alignment(s) shown on this exhibit are for illustration purposes and does not set the alignment. The alignment is determined at time of Final Plat.
- 8) All lots adjacent to open space should have ornamental metal fences.
- 9) 12,465 acres or 542,984 square feet of dedicated right-of-way to the Town of Prosper in fee simple.

**LEGEND**

CIRS	5/8" IRON ROD WITH PLASTIC CAP SET STAMPED "WESTWOOD PS"
CIRF	IRON ROD FOUND WITH PLASTIC CAP STAMPED "WESTWOOD PS"
X	"X" Cut Found
P.R.C.C.T.	PLAT RECORDS, COLLIN COUNTY, TEXAS
D.R.C.C.T.	DEED RECORDS, COLLIN COUNTY, TEXAS
B.U.&H.B.E.	Building, Utility, Hike & Bike Trail Esmt.
U.&H.B.E.	Utility, Hike & Bike Trail Esmt.
DE	DRAINAGE EASEMENT
BL	BUILDING LINE
UE	UTILITY EASEMENT
▲	DENOTES HOUSE ORIENTATION
◆	DENOTES STREET NAME CHANGE

**DRAINAGE AND DETENTION EASEMENT**

This plat is hereby adopted by the Owners and approved by the Town of Prosper (Called "Town") subject to the following conditions which shall be binding upon the Owners, their heirs, grantees, successors and assigns: The Lot 5X Block X 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.

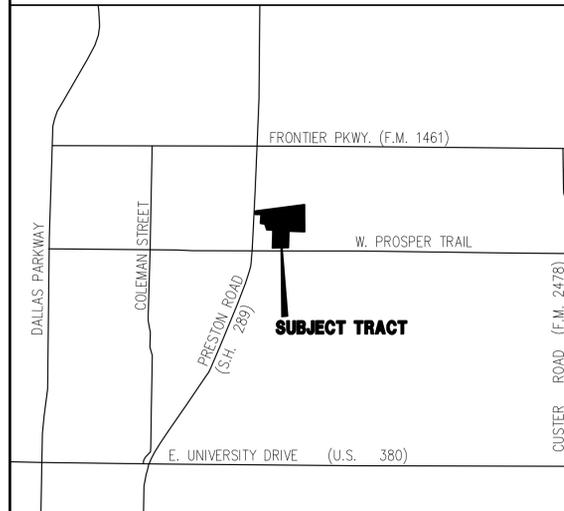


PREVIOUSLY APPROVED PRELIMINARY PLAT

PRELIMINARY PLAT  
OF  
**PROSPER LAKE**  
ON  
**PRESTON**  
IN THE  
COLLIN COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 172  
TOWN OF PROSPER, COLLIN COUNTY, TEXAS  
80.529 ACRES ~ 127 RESIDENTIAL LOTS  
7 OPEN SPACE LOTS

OWNER: Douglas Properties Inc.  
2309 Avenue K, Suite 100  
Plano, Texas 75074  
Phone: 972-422-1658

ENGINEER/SURVEYOR: **TIPTON ENGINEERING**  
a division of Westwood  
2740 North Dallas Parkway,  
Suite 280 Plano, Texas 75093  
(214) 473-4640  
Firm No. F-11756  
Survey Firm No. 10074301  
richard.hovas@westwoodsps.com  
Richard Hovas



Curve Table with columns: Curve #, Delta, Radius, Length, Chord Bearing, Chord Length. Contains 40 rows of curve data.

Line Table with columns: Line #, Direction, Length. Contains 17 rows of line data.

Line Table with columns: Line #, Direction, Length. Contains 10 rows of line data.

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SURVEYOR'S NOTES: 1) ALL CORNERS SET ARE MONUMENTED WITH A 5/8" DIAMETER IRON ROD WITH YELLOW PLASTIC CAP STAMPED "WESTWOOD PS", UNLESS OTHERWISE NOTED.

DEION LUWYNN SANDERS Vol. 4230, Pg. 140 D.R.C.C.T. SF-15 Undeveloped

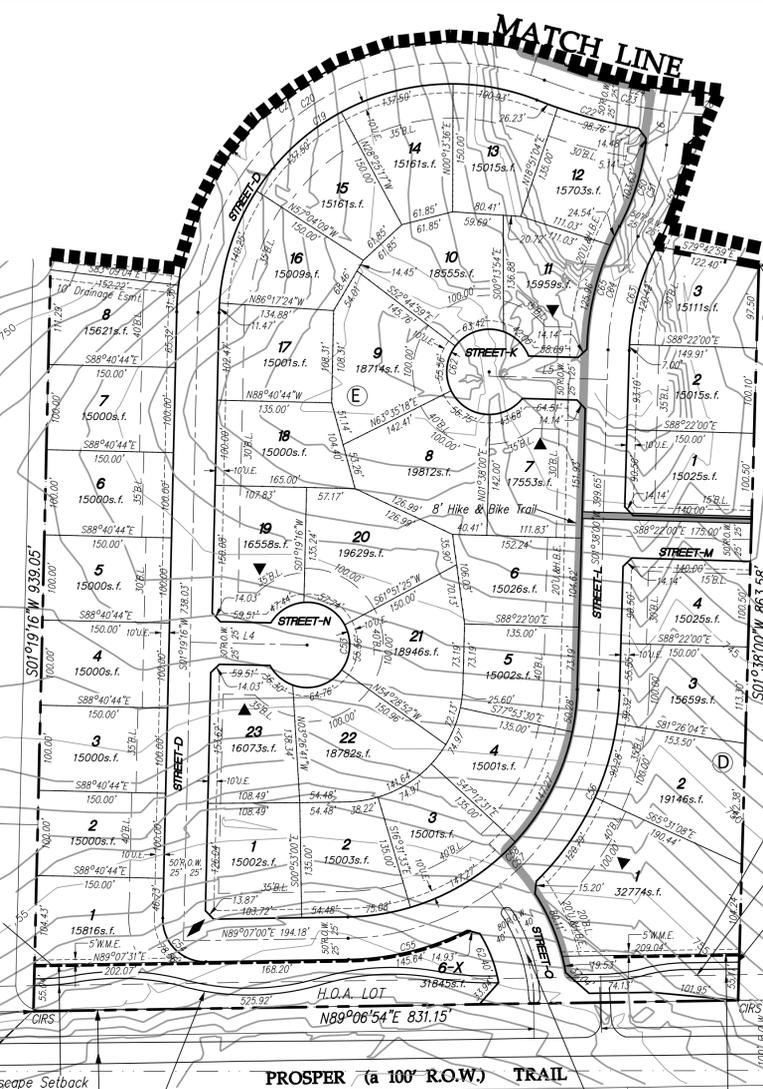
DEION LUWYNN SANDERS Vol. 4230, Pg. 140 D.R.C.C.T. SF-15 Undeveloped

POINT OF BEGINNING

PROSPER TRAIL Right-of-Way Dedication Vol. 4996, Pg. 4938

Wendy Russell Robert A. Fegley Leonard J. & Kathleen M. Biemer Tom W. & Donna Strouse Raymond A. Lawrence Larry John Tracey Joseph G. Olesk

THENCE, South 00 degrees 49 minutes 00 seconds East, a distance of 375.69 feet to a point for corner; THENCE, South 00 degrees 13 minutes 08 seconds East, a distance of 779.70 feet to a point for corner;



LEGEND: CIRS 5/8" IRON ROD WITH PLASTIC CAP SET STAMPED "WESTWOOD PS"; CIRF IRON ROD FOUND WITH PLASTIC CAP STAMPED "WESTWOOD PS"; X "X" Cut Found; P.R.C.C.T. PLAT RECORDS, COLLIN COUNTY, TEXAS; D.R.C.C.T. DEED RECORDS, COLLIN COUNTY, TEXAS; B.U.&H.B.E. Building, Utility, Hike & Bike Trail Esmt.; U.H.&H.B.E. Utility, Hike & Bike Trail Esmt.; DE DRAINAGE EASEMENT; BL BUILDING LINE; UE UTILITY EASEMENT; W.M.E. WALL MAINTENANCE EASEMENT; DENOTES HOUSE ORIENTATION; DENOTES STREET NAME CHANGE

NW COIT/CR 81 LP Vol. 5895, Pg. 829 D.R.C.C.T. AGRICULTURAL Undeveloped

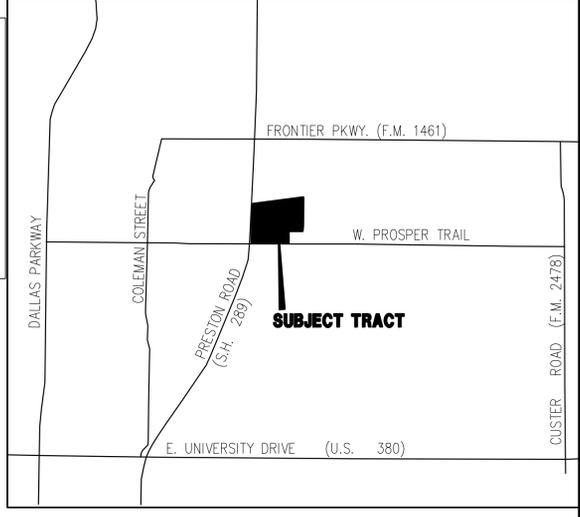
SURVEYORS CERTIFICATE: KNOW ALL MEN BY THESE PRESENTS; I, Harry, L. Dickens, Registered Professional Land Surveyor for Westwood, do hereby certify that the plat shown hereon accurately represents the results of an on-the-ground survey made in February, 2013, under my direction and supervision, and further certify that all corners are as shown thereon, and that said plat has been prepared in accordance with the platting rules and regulations of the Town of Prosper, Texas;

THE STATE OF TEXAS ) COUNTY OF COLLIN ) BEFORE ME, the undersigned authority, on this day personally appeared Harry L. Dickens, whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of the said WESTWOOD, and that he executed the same as the act of such corporation for the purposes and consideration therein expressed, and in the capacity therein stated.

CHANDLER CRICBLE: Wendy Russell, Robert A. Fegley, Leonard J. & Kathleen M. Biemer, Tom W. & Donna Strouse, Raymond A. Lawrence, Larry John Tracey, Joseph G. Olesk

NOTARY PUBLIC: JIM DOUGLAS, Notary Public in and for the State of Texas

NOTARY PUBLIC: Notary Public in and for the State of Texas



NOTES: 1. ALL ROADWAYS SHALL PROVIDE A MINIMUM OF 60' RIGHT-OF-WAY WIDTH WHERE ADJACENT TO THE PROPOSED HIKE AND BIKE TRAIL, EXCLUSIVE OF LOT 5X. THE ADDITIONAL 10' RIGHT-OF-WAY SHALL BE LOCATED ON THE SIDE OF THE ROADWAY THAT ENCOMPASSES THE HIKE AND BIKE TRAIL.

2. BLOCK E, LOTS 4-6 SHALL PROVIDE 12'-15' DRIVEWAY WIDTHS WHERE THE PROPOSED HIKE AND BIKE TRAIL CROSSES THE DRIVEWAY.

RELEASED FOR REVIEW ONLY: 8-1-2013. In accordance with Texas Board of Professional Land Surveying Rule 663.18(c), 29 T.A.C. 663.18(c) this is a preliminary document, and shall not be signed or sealed. "Preliminary, this document shall not be recorded for any purpose."

PREVIOUSLY APPROVED PRELIMINARY PLAT

PRELIMINARY PLAT OF PROSPER LAKE ON PRESTON IN THE COLLIN COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 172 TOWN OF PROSPER, COLLIN COUNTY, TEXAS 80.529 ACRES ~ 127 RESIDENTIAL LOTS 7 OPEN SPACE LOTS

OWNER: Douglas Properties Inc. 2309 Avenue K, Suite 100 Plano, Texas 75074 Phone: 972-422-1658



## PLANNING

**To:** Planning & Zoning Commission

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

**Through:** Hulon T. Webb, Jr., P.E., Executive Director of Development and Community Services

**Re:** Planning & Zoning Commission Meeting – August 4, 2015

---

**Agenda Item:**

Consider and act upon a Preliminary Plat of Star Trail, being 1,120 single family residential lots on 518.1± acres, located on the southwest corner of Prosper Trail and future Shawnee Trail. The property is zoned Planned Development-66 (SF-66). (D15-0021).

**Description of Agenda Item:**

The Preliminary Plat shows 1,120 single family residential lots, 2 neighborhood parks, a community park, and a PISD school site. Access will be provided from Prosper Trail, Legacy Drive, future Shawnee Trail, and Dallas Parkway via Star Trace Parkway. The Preliminary Plat conforms to Planned Development-66 development standards.

**Budget Impact:**

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

**Legal Obligations and Review:**

The Preliminary Plat meets minimum development requirements.

**Attached Documents:**

1. Preliminary Plat

**Parks and Recreation Board Recommendation:**

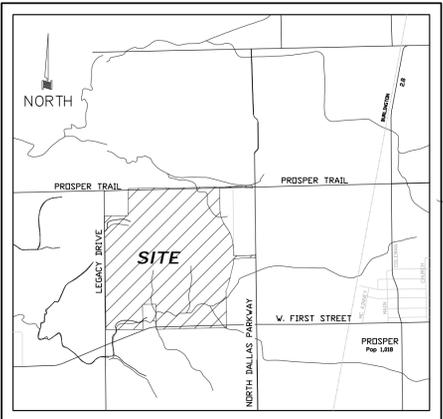
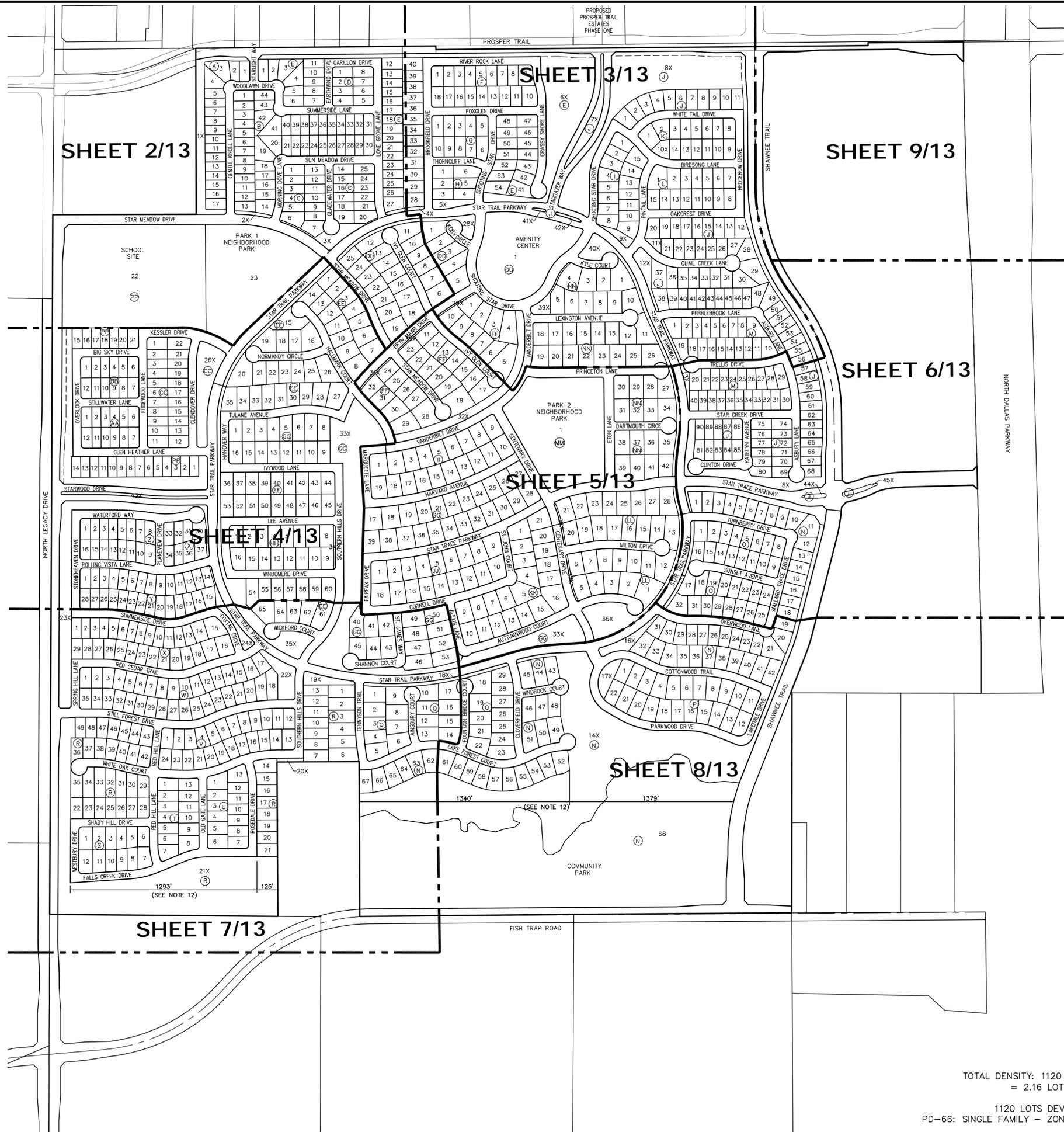
At their March 3, 2014 meeting, the Parks and Recreation Board recommended the Planning & Zoning Commission and Town Council approve the proposed Parkland Dedication, by a vote of 6-0, subject to:

1. One community park being a minimum of 31 acres as indicated on Exhibit D, located east of Legacy, south of the creek, and on the north side of Fishtrap Road. Per the Subdivision Ordinance, a maximum of 20% of the floodplain can count towards the requirement; therefore, approximately 24.8 acres shall be located outside the floodplain.
2. Three neighborhood parks, a minimum of 7.5 acres each. One neighborhood park will be located west of Legacy and two will be located east of Legacy. They shall not be located adjacent to major arterial streets.

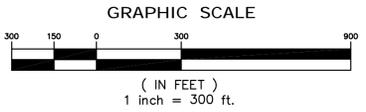
**Town Staff Recommendation:**

Town staff recommends approval of the Preliminary Plat subject to:

1. Town staff approval of additions and/or alterations to the easements on the plat.
2. Town staff approval of all preliminary water, sewer, and drainage plans.
3. Town staff approval of all thoroughfare locations, design criteria, right-of-way dedication, turn lanes, drive openings, median openings, street sections, cross-access, and sidewalks.
4. Town staff approval of all studies required by Section 14 of the Subdivision Ordinance, including, but not limited to, a flood study, wetland delineation study, habitat study, and vegetative study at the time of Final Plat.
5. Town staff approval of two points of access to each phase of development at the time of Final Plat.
6. Town staff approval of staggered front yard setbacks, in accordance with Section 9.3, F., of the Zoning Ordinance at the time of Final Plat.
7. Town staff approval of all hike and bike trails and easements.



LOCATION MAP  
NOT TO SCALE



- NOTES**
- DEVELOPER TO INSTALL ALL SIDEWALKS ALONG ROW FRONTAGE OF HOA LOTS.
  - ALL DEVELOPMENT WILL COMPLY WITH ALL ZONING AND SUBDIVISION ORDINANCE REQUIREMENTS.
  - COMMON AREAS LOTS 1X-40X SHALL BE DEDICATED AS LANDSCAPING, TRAILS, AND PEDESTRIAN ACCESS EASEMENTS TO BE OWNED AND MAINTAINED BY THE H.O.A.
  - THOROUGHFARE ALIGNMENTS SHOWN ON THIS EXHIBIT ARE FOR ILLUSTRATION PURPOSES AND DO NOT SET THE ALIGNMENT. THE ALIGNMENT IS DETERMINED AT TIME OF FINAL PLAT.
  - SELLING A PORTION OF THIS METES AND BOUNDS IS A VIOLATION OF TOWN ORDINANCE AND STATE LAW AND IS SUBJECT TO A FINE AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
  - ALL LANDSCAPE/Common Area Medians SHALL BE IDENTIFIED WITH "NO PARKING" SIGNS TO BE INSTALLED ALONG THE LANDSCAPE/Common Area Side.
  - BASIS OF BEARINGS DERIVED FROM THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD83, NORTH CENTRAL ZONE. DIRECTION FOR CONTROL ESTABLISHED THROUGH <M1> AND <M2> HAVING A BEARING AND DISTANCE OF SOUTH 60°38'42" WEST, 1,987.64'.
  - ALL LOT CORNERS SHALL BE MONUMENTED WITH A 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "DAA".
  - "X" CUTS SET IN CONCRETE STREET PAVING AT ALL INTERSECTIONS AND POINTS OF CURVATURE.
  - ALL FENCING ADJACENT TO PARKS AND OPEN SPACE LOTS SHALL BE ORNAMENTAL METAL.
  - FRONT AND REAR BUILDING LINES TO COMPLY WITH "STAGGERED" SETBACKS PER ZONING ORDINANCE CHAPTER 4 SECTION 9.3.F.
  - LOTS 52-67, BLOCK N TO HAVE A MINIMUM REAR YARD SETBACK OF NO LESS THAN 25' FROM BASE FLOODPLAIN. LOT 21, BLOCK R TO HAVE A 15' SIDE SETBACK OF NO LESS THAN 15' FROM BASE FLOODPLAIN AREA. TOTAL LINEAR FOOTAGE OF LOTS BACKING TO BASE FLOODPLAIN IS 1,465 L.F. TOTAL LINEAR FOOTAGE OF BASE FLOODPLAIN IS 4,137 L.F., THUS THE OVERALL PERCENTAGE IS 35%.
  - FLOODPLAIN RECLAMATION SUBJECT TO ENGINEERING APPROVAL OF FLOOD STUDY, WETLAND DELINEATION STUDY, HABITAT STUDY, AND VEGETATIVE STUDY.
  - TRAIL TO BE INSIDE 25' HIKE & BIKE TRAIL EASEMENT. PUBLIC TRAIL TO BE OWNED BY TOWN OF PROSPER.
  - UTILITY EASEMENTS AND DRAINAGE EASEMENTS ARE PROHIBITED WITHIN LANDSCAPE AND ACCESS EASEMENT, UNLESS APPROVED BY THE TOWN OF PROSPER.
  - TRAFFIC CALMING ALONG STAR TRAIL PKWY TO INCLUDE COMBINATION OF SMALL MEDIAN ISLANDS, NECK-DOWNS, AND OTHER TREATMENTS TO BE COORDINATED WITH TOWN ENGINEERING DEPT AT TIME OF FINAL PLAT.
  - COMMUNITY PARK (BLOCK N, LOT 68) DEDICATION REQUIREMENTS WILL BE ANALYZED AND DETERMINED AT THE TIME OF FINAL PLAT, IN ACCORDANCE WITH ALL APPLICABLE ZONING AND SUBDIVISION ORDINANCES REGULATIONS

LOT COUNT SUMMARY  
BY ZONING CLASSIFICATION

PHASE NO.	NO. OF LOTS
LOT TYPE A (55' X 125' TYP.)	320
LOT TYPE B (65' X 125' TYP.)	388
LOT TYPE C (76' X 135' TYP.)	247
LOT TYPE D (86' X 135' TYP.)	165
TOTAL	1120

D15-0021  
PRELIMINARY PLAT  
**STAR TRAIL**  
1120 RESIDENTIAL LOTS  
40 COMMON AREA LOTS  
2 NEIGHBORHOOD PARKS  
1 COMMUNITY PARK  
1 ELEMENTARY SCHOOL SITE  
518.123 ACRES

AN ADDITION TO THE TOWN OF PROSPER  
A 518.123 ACRE TRACT OF LAND OUT OF THE  
COLLIN CO. SCHOOL LAND NO. 12 SURVEY  
ABSTRACT NO. 147  
IN THE  
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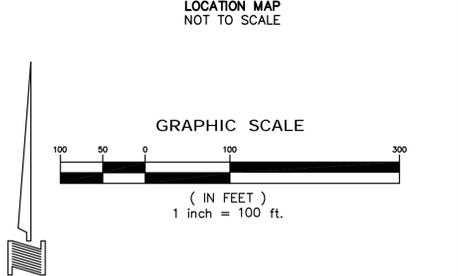
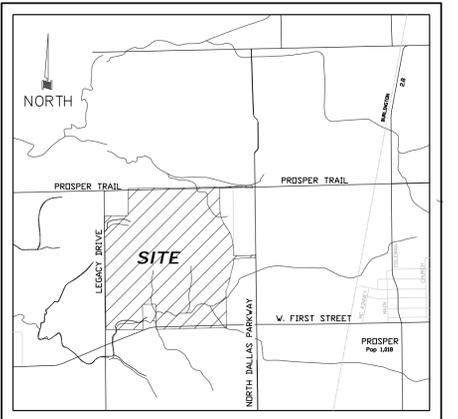
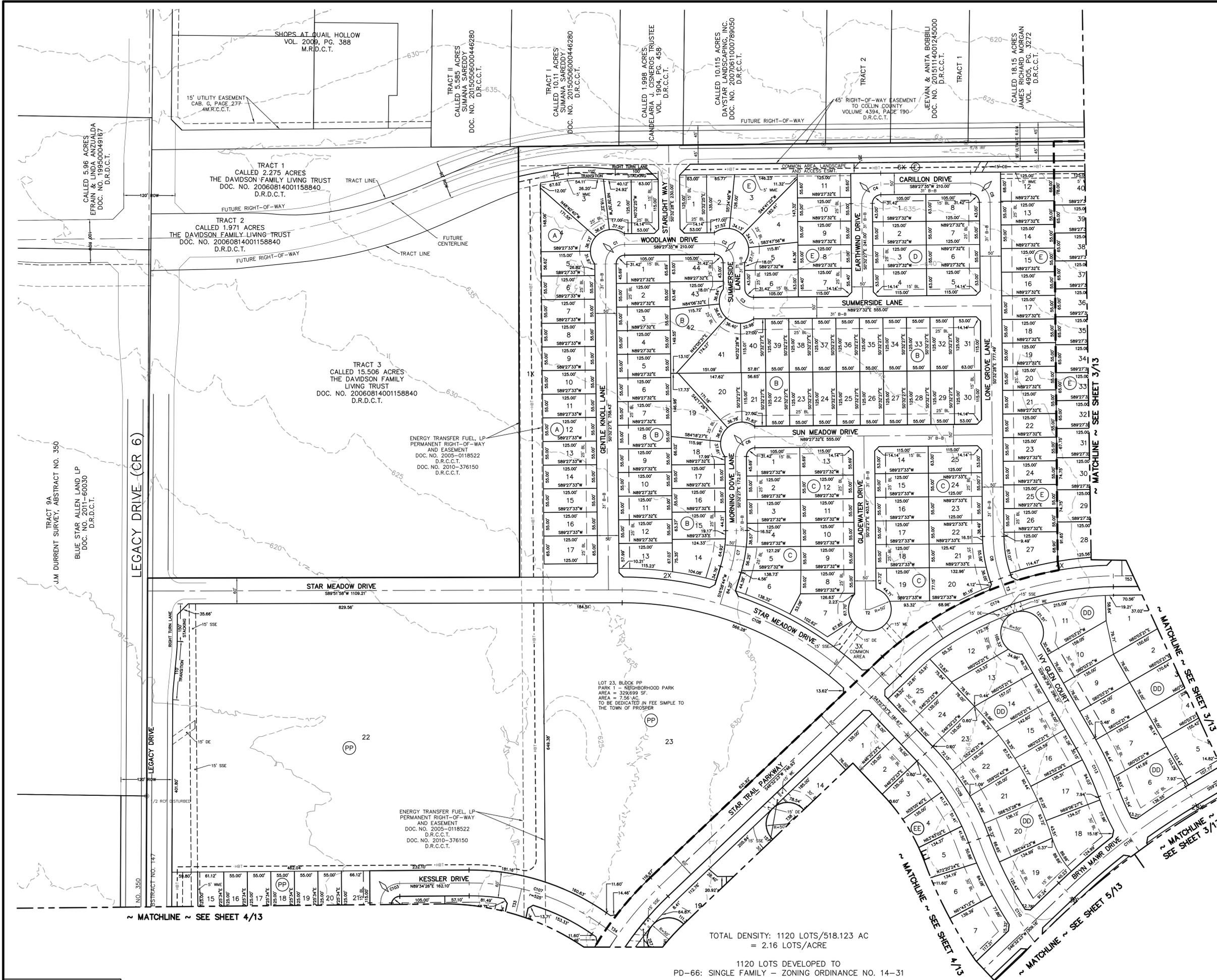
JULY 2015 SCALE: 1"=100'

OWNER/DEVELOPER  
**BLUE STAR ALLEN LAND, LP.**  
1 COWBOYS PARKWAY  
IRVING, TEXAS 75063  
PH: 972-543-2412  
FAX: 214-387-7781  
CONTACT: SCOTT SHIPP

PLANNER/ENGINEER/SURVEYOR  
**DOWDEY, ANDERSON & ASSOCIATES, INC.**  
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-93-0694  
STATE REGISTRATION NUMBER: F-399

TOTAL DENSITY: 1120 LOTS/518.123 AC  
= 2.16 LOTS/ACRE

1120 LOTS DEVELOPED TO  
PD-66: SINGLE FAMILY - ZONING ORDINANCE NO. 14-31



- LEGEND**
- BL = BUILDING LINE
  - AUDE = ACCESS, UTILITY AND DRAINAGE EASEMENT
  - SSE = SANITARY SEWER EASEMENT
  - WE = WATER EASEMENT
  - DE = DRAINAGE EASEMENT
  - SWE = SIDEWALK EASEMENT
  - HOA = HOME OWNERS ASSOCIATION
  - IRF = IRON ROD FOUND
  - UE = UTILITY EASEMENT
  - WME = WALL & WALL MAINTENANCE EASEMENT
  - <CM> = CONTROL MONUMENT
  - D.R.D.C.T. = DEED RECORDS, DENTON COUNTY, TEXAS
  - M.R.C.C.T. = MAP RECORDS, COLLIN COUNTY, TEXAS
  - D.R.C.C.T. = DEED RECORDS, COLLIN COUNTY, TEXAS
  - CCF = COUNTY CLERK'S FILE NUMBER
  - ⊙ = 1/2" IRON ROD FOUND W/YELLOW PLASTIC CAP STAMPED "DAA" UNLESS OTHERWISE NOTED
  - = 1/2" IRON ROD SET W/YELLOW PLASTIC CAP STAMPED "DAA" UNLESS OTHERWISE NOTED
  - ◇ = DENOTES STREET NAME CHANGE
  - = PHASE LINE
  - HBT- = PROPOSED 8' PROSPER HIKE AND BIKE TRAIL

D15-0021  
**PRELIMINARY PLAT**  
**STAR TRAIL**  
 1120 RESIDENTIAL LOTS  
 40 COMMON AREA LOTS  
 2 NEIGHBORHOOD PARKS  
 1 COMMUNITY PARK  
 1 ELEMENTARY SCHOOL SITE  
 518.123 ACRES

AN ADDITION TO THE TOWN OF PROSPER  
 A 518.123 ACRE TRACT OF LAND OUT OF THE  
 COLLIN CO. SCHOOL LAND NO. 12 SURVEY  
 ABSTRACT NO. 147  
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JULY 2015 SCALE: 1"=100'

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 PD-66: SINGLE FAMILY - ZONING ORDINANCE NO. 14-31

LOT 15  
JAMES RICHARD  
VOL. 4905, P. 1  
D.R.C.C.T.

CALLED 18.15 ACRES  
JAMES RICHARD MORGAN  
VOL. 4905, PG. 3272  
D.R.C.C.T.

LOT 1, BLOCK A  
CALLED 18.439 ACRES  
KIRK & LAURA ANDREWS  
DOC. NO. 20150222010000510  
D.R.C.C.T.

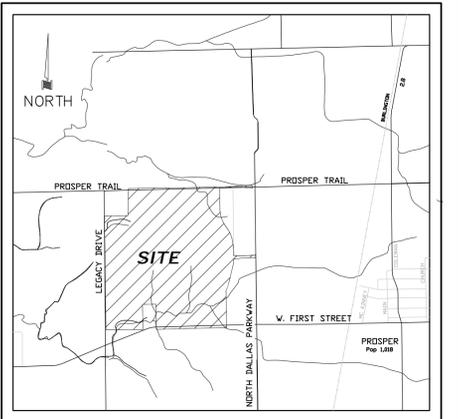
45' RIGHT-OF-WAY DEDICATION  
TO THE TOWN OF PROSPER  
45' EASEMENT TO COLLIN COUNTY  
VOLUME 4263, PAGE 3224  
D.R.C.C.T.

PROPOSED  
PROSPER TRAIL ESTATES  
PHASE ONE

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

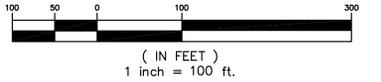
# PROSPER TRAIL (CR 4) (FUTURE 90' RIGHT-OF-WAY)

(FUTURE)



LOCATION MAP  
NOT TO SCALE

### GRAPHIC SCALE



### LEGEND

- BL = BUILDING LINE
- AUDE = ACCESS, UTILITY AND DRAINAGE EASEMENT
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1120 LOTS DEVELOPED TO  
PD-66: SINGLE FAMILY - ZONING ORDINANCE NO. 14-31

## D15-0021 PRELIMINARY PLAT STAR TRAIL

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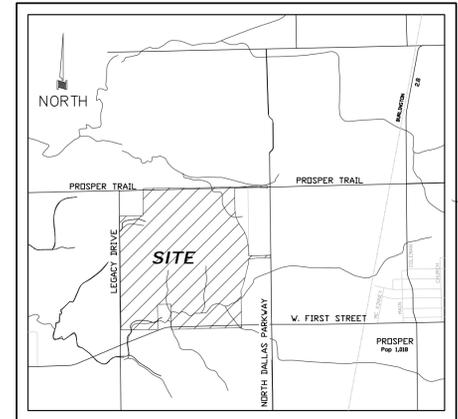
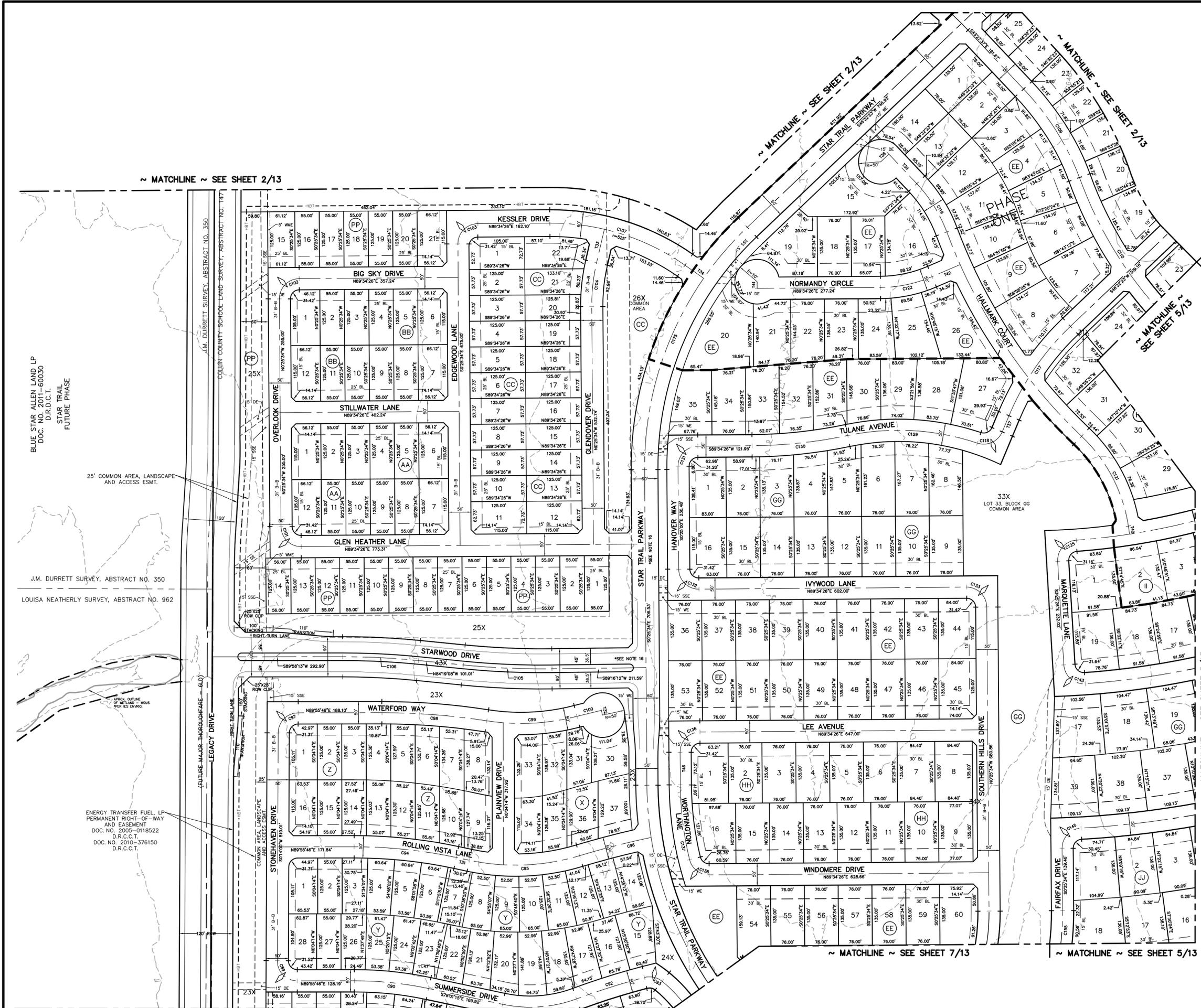
PLANNER/ENGINEER/SURVEYOR  
**DOWDEY, ANDERSON & ASSOCIATES, INC.**  
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-911-0694  
STATE REGISTRATION NUMBER: F-399

~ MATCHLINE ~ SEE SHEET 2/13

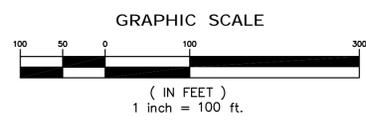
~ MATCHLINE ~ SEE SHEET 10/13

~ MATCHLINE ~ SEE SHEET 6/13





LOCATION MAP  
NOT TO SCALE



- LEGEND**
- BL = BUILDING LINE
  - AUDE = ACCESS, UTILITY AND DRAINAGE EASEMENT
  - SSE = SANITARY SEWER EASEMENT
  - WE = WATER EASEMENT
  - DE = DRAINAGE EASEMENT
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  - ◇ = DENOTES STREET NAME CHANGE
  - = PHASE LINE
  - HBT— = PROPOSED 8' PROSPER HIKE AND BIKE TRAIL

TOTAL DENSITY: 1120 LOTS/518.123 AC  
= 2.16 LOTS/ACRE

1120 LOTS DEVELOPED TO  
PD-66: SINGLE FAMILY - ZONING ORDINANCE NO. 14-31

D15-0021  
**PRELIMINARY PLAT**  
**STAR TRAIL**

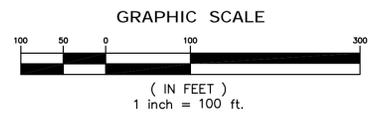
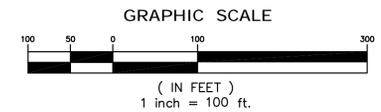
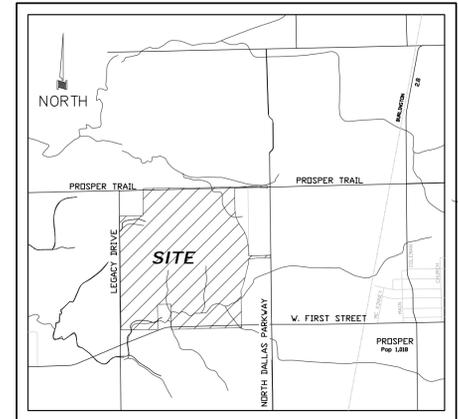
1120 RESIDENTIAL LOTS  
40 COMMON AREA LOTS  
2 NEIGHBORHOOD PARKS  
1 COMMUNITY PARK  
1 ELEMENTARY SCHOOL SITE  
518.123 ACRES

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

JULY 2015 SCALE: 1"=100'

OWNER/DEVELOPER  
**BLUE STAR ALLEN LAND, LP.**  
1 COWBOYS PARKWAY  
IRVING, TEXAS 75063  
PH: 972-543-2412  
FAX: 214-387-7781  
CONTACT: SCOTT SHIPP

PLANNER/ENGINEER/SURVEYOR  
**DOWDEY, ANDERSON & ASSOCIATES, INC.**  
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D15-0021  
**PRELIMINARY PLAT**  
**STAR TRAIL**  
 1120 RESIDENTIAL LOTS  
 40 COMMON AREA LOTS  
 2 NEIGHBORHOOD PARKS  
 1 COMMUNITY PARK  
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 IRVING, TEXAS 75063  
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TOTAL DENSITY: 1120 LOTS/518.123 AC  
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 PD-66: SINGLE FAMILY - ZONING ORDINANCE NO. 14-31

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 5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-93-0694  
 STATE REGISTRATION NUMBER: F-399

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REVISED: JULY 28, 2015



~ MATCHLINE ~ SEE SHEET 4/13

~ MATCHLINE ~ SEE SHEET 4/13

~ MATCHLINE ~ SEE SHEET 5/13

~ MATCHLINE ~ SEE SHEET 5/13

~ MATCHLINE ~ SEE SHEET 8/13

~ MATCHLINE ~ SEE SHEET 8/13

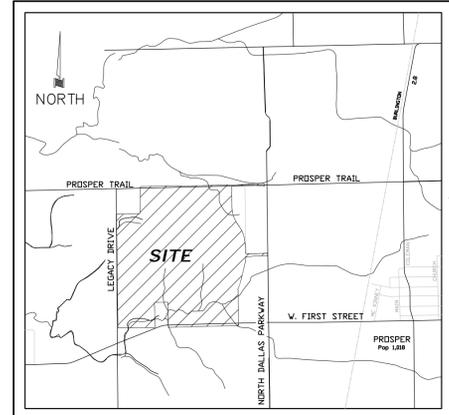
ENERGY TRANSFER FUEL, LP  
PERMANENT RIGHT-OF-WAY  
AND EASEMENT  
DOC. NO. 2005-0118522  
D.R.C.C.T.  
DOC. NO. 2010-376150  
D.R.C.C.T.

TRACT 9A  
J.M. DURRANT SURVEY, ABSTRACT NO. 350  
BLUE STAR ALLEN LAND, LP  
DOC. NO. 2011-60030  
D.R.C.C.T.

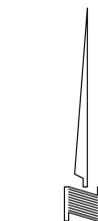
STAR TRAIL  
FUTURE PHASE

LOUISA NEATHERLY SURVEY, ABSTRACT NO. 962  
COLLIN COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 147

ENERGY TRANSFER FUEL, LP  
PERMANENT RIGHT-OF-WAY  
AND EASEMENT  
DOC. NO. 2005-0118522  
D.R.C.C.T.  
DOC. NO. 2010-376150  
D.R.C.C.T.



LOCATION MAP  
NOT TO SCALE



GRAPHIC SCALE

( IN FEET )  
1 inch = 100 ft.

LEGEND

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D15-0021  
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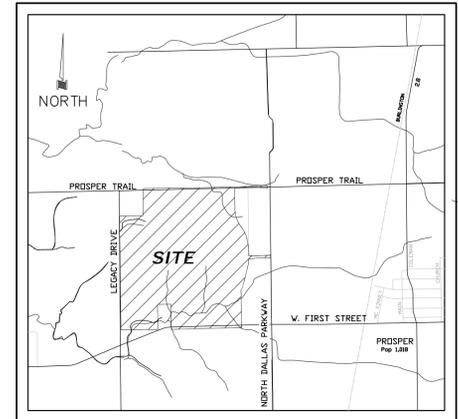
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JULY 2015 SCALE: 1"=100'

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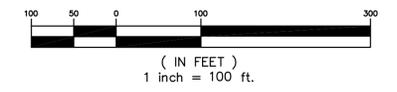
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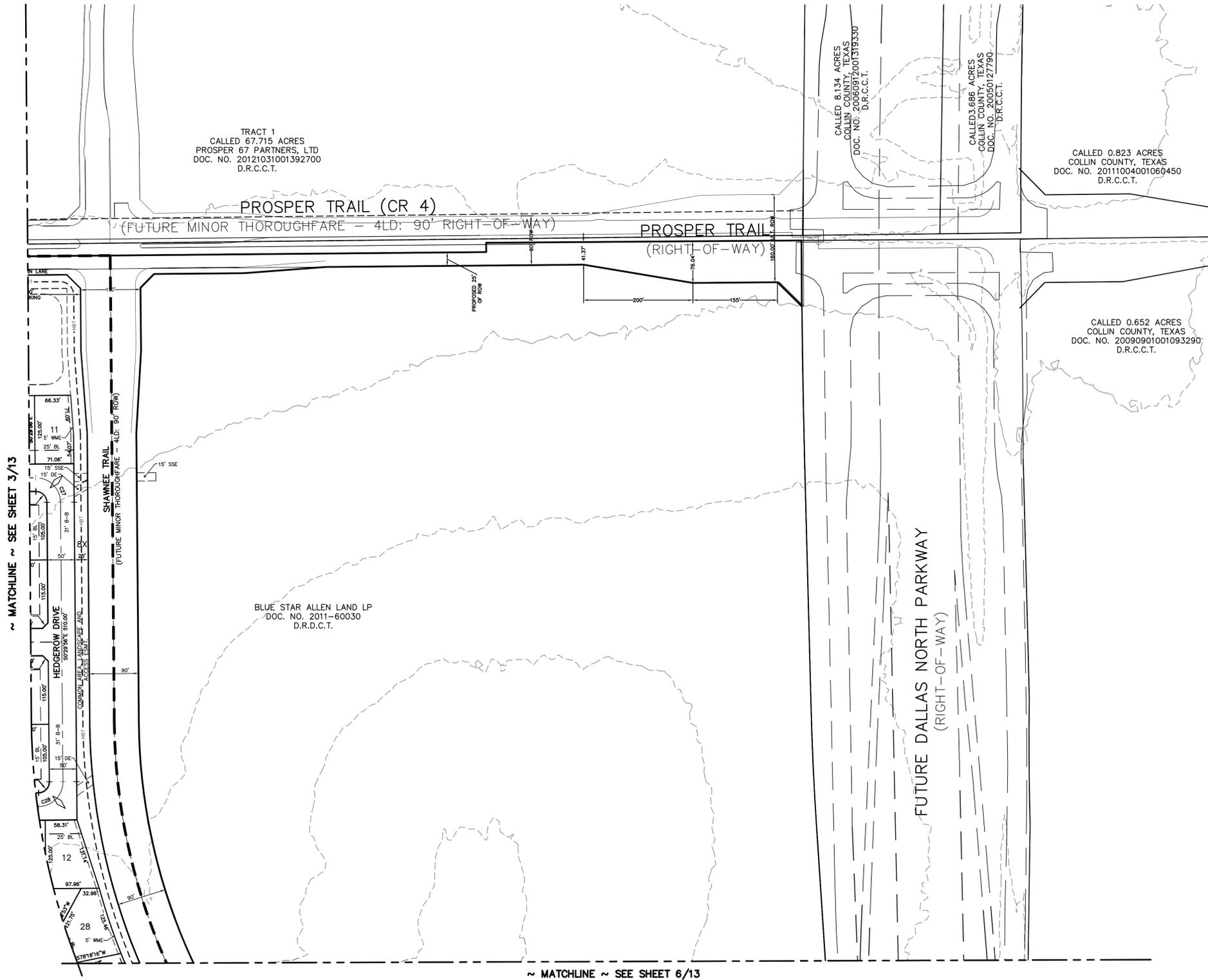
LOCATION MAP  
NOT TO SCALE

GRAPHIC SCALE



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~ MATCHLINE ~ SEE SHEET 3/13

~ MATCHLINE ~ SEE SHEET 6/13

D15-0021  
**PRELIMINARY PLAT**  
**STAR TRAIL**  
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 5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694  
 STATE REGISTRATION NUMBER: F-399

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REVISED: JULY 28, 2015

ROADWAY CURVE TABLE					
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C1	90°00'02"	45.00'	45.00'	70.69'	N44°27'34"E 63.64'
C2	89°59'58"	45.00'	45.00'	70.69'	S45°32'26"E 63.64'
C3	90°00'00"	45.00'	45.00'	70.69'	S45°32'27"E 63.64'
C4	90°00'02"	45.00'	45.00'	70.69'	S44°27'34"W 63.64'
C5	89°59'58"	45.00'	45.00'	70.69'	S45°32'26"E 63.64'
C6	90°00'00"	45.00'	45.00'	70.69'	S44°27'33"W 63.64'
C7	17°31'11"	300.00'	46.23'	91.73'	S08°13'08"W 91.38'
C8	19°03'56"	300.00'	50.38'	99.83'	N10°04'26"W 99.37'
C9	90°02'31"	45.00'	45.03'	70.72'	S44°28'48"W 63.66'
C10	90°00'00"	45.00'	45.00'	70.69'	S45°29'56"E 63.64'
C11	30°39'56"	300.00'	82.26'	160.57'	N75°12'29"W 158.66'
C12	21°54'37"	400.00'	77.43'	152.96'	N10°24'51"E 152.03'
C13	18°00'41"	300.00'	47.55'	94.31'	N09°32'48"W 93.92'
C14	18°03'12"	300.00'	47.66'	94.53'	N09°31'32"W 94.14'
C15	30°53'06"	300.00'	82.87'	161.71'	S14°54'05"W 159.76'
C16	37°13'54"	300.00'	101.05'	194.95'	S11°43'41"W 191.53'
C17	28°58'29"	500.00'	129.19'	252.85'	S07°35'58"W 250.17'
C18	181°09'49"	250.00'	24620.19'	790.48'	S68°29'42"E 499.97'
C19	34°08'02"	300.00'	92.10'	178.72'	N37°59'25"E 176.09'
C20	27°31'33"	330.00'	80.83'	158.54'	N41°17'39"E 157.02'

ROADWAY CURVE TABLE					
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C21	28°53'22"	400.00'	103.04'	201.69'	N13°56'45"E 199.56'
C22	27°07'03"	300.00'	72.35'	141.99'	N13°03'35"E 140.67'
C23	96°35'29"	45.00'	50.50'	75.86'	N74°54'51"E 67.19'
C24	18°38'26"	450.00'	73.85'	146.40'	S47°28'12"E 145.76'
C25	52°20'58"	250.00'	122.88'	228.42'	S64°19'28"E 220.55'
C26	50°39'09"	250.00'	118.31'	221.01'	N64°10'29"E 213.89'
C27	90°00'00"	45.00'	45.00'	70.69'	S45°29'56"E 63.64'
C28	90°00'00"	45.00'	45.00'	70.69'	N44°30'04"E 63.64'
C29	32°32'12"	250.00'	72.96'	141.97'	S15°46'10"W 140.07'
C30	52°14'06"	250.00'	122.57'	227.92'	S25°37'07"W 220.11'
C31	19°51'16"	250.00'	43.75'	86.63'	S51°30'35"E 86.20'
C32	48°54'59"	250.00'	113.71'	213.44'	S66°02'27"E 207.01'
C33	55°29'01"	45.00'	45.00'	70.69'	N62°45'26"W 41.89'
C34	24°06'23"	300.00'	64.06'	126.22'	S77°26'52"W 125.29'
C35	34°30'59"	868.00'	269.66'	522.91'	S17°45'26"E 515.03'
C36	21°15'26"	560.00'	105.09'	207.76'	S78°52'21"W 206.58'
C37	90°00'00"	45.00'	45.00'	70.69'	S44°30'04"W 63.64'
C38	37°50'40"	250.00'	85.70'	165.13'	S71°34'37"E 162.14'
C39	14°51'53"	775.00'	101.10'	201.06'	S83°04'00"E 200.50'
C40	90°00'00"	45.00'	45.00'	70.69'	S30°38'03"E 63.64'

ROADWAY CURVE TABLE					
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C41	90°00'00"	45.00'	45.00'	70.69'	S59°21'57"W 63.64'
C42	14°51'53"	500.00'	65.23'	129.72'	S83°04'00"E 129.36'
C43	41°42'50"	300.00'	114.30'	218.41'	S69°23'04"E 213.62'
C44	14°36'26"	1000.00'	128.17'	254.94'	S82°56'16"E 254.25'
C45	78°15'17"	172.00'	139.92'	234.92'	N75°55'37"E 217.08'
C46	25°17'45"	300.00'	67.32'	132.45'	S77°35'37"E 131.38'
C47	21°49'02"	700.00'	134.91'	266.55'	S79°19'58"E 264.94'
C48	90°00'00"	45.00'	45.00'	70.69'	S23°25'27"E 63.64'
C49	90°00'00"	75.00'	75.00'	117.81'	S66°34'33"W 106.07'
C50	21°49'02"	500.00'	96.36'	190.39'	N79°19'58"W 189.24'
C51	30°10'54"	500.00'	134.83'	263.39'	N75°09'02"W 260.35'
C52	96°51'34"	172.00'	193.93'	290.77'	S11°37'48"E 257.36'
C53	29°56'52"	250.00'	66.87'	130.67'	N26°28'39"W 129.19'
C54	15°54'06"	500.00'	69.83'	138.77'	S08°11'10"E 138.32'
C55	17°26'07"	500.00'	76.67'	152.15'	S08°57'10"E 151.57'
C56	11°09'11"	575.00'	56.14'	111.93'	S84°26'30"W 111.75'
C57	22°18'56"	300.00'	59.17'	116.84'	S10°55'21"W 116.11'
C58	18°46'10"	300.00'	49.58'	98.28'	S09°37'12"E 97.84'
C59	5°14'21"	300.00'	13.73'	27.43'	S02°23'04"W 27.40'
C60	12°07'57"	1270.00'	134.97'	268.93'	S06°18'05"E 268.42'

ROADWAY LINE TABLE		
LINE	BEARING	DISTANCE
T1	S00°32'27"E	61.01'
T2	N89°27'33"E	10.16'
T3	S19°36'24"E	40.71'
T5	N00°29'56"W	4.46'
T6	N21°22'09"E	51.52'
T7	N68°37'51"W	25.00'
T9	S06°53'16"E	23.38'
T11	S56°47'24"E	30.47'
T12	N38°50'55"E	48.44'
T13	S32°02'15"W	58.34'
T14	S51°44'10"W	13.89'
T15	S00°29'56"E	10.00'
T16	N89°30'04"E	92.71'
T17	N89°30'04"E	29.15'
T18	N00°29'56"W	10.00'
T20	N11°30'13"W	49.49'
T22	S16°08'13"E	84.24'
T23	S22°04'49"W	22.53'
T24	S19°00'17"E	39.65'
T25	N89°45'53"E	25.00'

ROADWAY LINE TABLE		
LINE	BEARING	DISTANCE
T26	N65°10'34"E	88.08'
T27	N00°29'56"W	25.00'
T28	N15°36'56"W	70.37'
T29	N22°16'59"W	23.96'
T30	N00°04'14"W	25.00'
T31	S78°01'15"E	30.07'
T32	S13°04'10"E	10.95'
T33	N13°03'31"E	76.97'
T34	S55°08'29"E	51.02'
T35	N55°05'24"E	20.00'
T36	N70°26'12"W	23.00'
T37	S22°44'05"W	39.16'
T38	N46°32'23"E	25.00'
T39	S43°27'37"E	91.16'
T40	S08°41'47"E	18.22'
T41	S00°25'34"E	15.00'
T42	N66°48'57"E	68.71'
T43	N00°29'56"W	25.00'
T44	N89°30'04"E	96.41'
T45	N17°47'00"W	38.37'

ROADWAY LINE TABLE		
LINE	BEARING	DISTANCE
T46	N00°25'34"W	73.12'
T47	N00°25'34"W	25.00'
T48	N05°18'20"E	13.99'
T49	S21°48'38"W	25.00'
T50	S68°11'22"E	11.93'
T51	N71°19'05"W	35.99'
T52	N00°29'56"W	49.64'
T53	S89°27'35"W	70.56'
T54	S12°57'41"W	82.59'
T55	S17°33'58"W	59.36'

ROADWAY CURVE TABLE					
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C61	24°44'28"	300.00'	65.80'	129.54'	N77°23'39"E 128.54'
C62	47°03'24"	400.00'	174.16'	328.52'	N88°33'07"E 319.36'
C63	46°54'15"	300.00'	130.15'	245.59'	N88°37'42"E 238.79'
C64	24°19'31"	460.00'	99.14'	195.30'	N77°20'20"E 193.83'
C65	18°15'46"	300.00'	48.22'	95.62'	S08°53'46"W 95.22'
C66	89°53'43"	45.00'	44.92'	70.60'	S44°42'45"W 63.58'
C67	15°16'53"	300.15'	40.27'	80.05'	N07°58'30"W 79.82'
C68	21°57'15"	350.00'	67.89'	134.11'	S78°41'39"W 133.29'
C69	18°32'09"	499.10'	81.44'	161.47'	S76°59'06"W 160.76'
C70	93°58'50"	45.00'	48.24'	73.81'	N46°45'25"W 65.81'
C71	90°00'00"	45.00'	45.00'	70.69'	N44°39'57"E 63.64'
C72	21°57'23"	299.13'	58.03'	114.63'	N11°18'17"W 113.93'
C73	6°22'58"	300.00'	16.73'	33.42'	N02°51'54"E 33.40'
C74	14°57'51"	500.00'	65.67'	130.59'	S82°35'18"E 130.22'
C75	24°56'19"	680.00'	150.37'	295.98'	N77°12'27"E 293.65'
C76	15°35'06"	1600.00'	218.96'	435.22'	S82°53'56"E 433.88'
C77	24°35'14"	602.00'	131.19'	258.33'	N77°00'54"E 256.36'
C78	12°02'59"	500.00'	52.77'	105.15'	S84°02'45"E 104.96'
C79	12°25'21"	1300.00'	141.48'	281.86'	S84°13'56"E 281.30'
C80	25°02'53"	300.00'	66.64'	131.15'	N77°01'57"E 130.11'

ROADWAY CURVE TABLE					
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C81	25°09'05"	982.00'	219.07'	431.07'	N77°05'03"E 427.62'
C82	89°41'46"	45.00'	44.76'	70.45'	S45°04'53"W 63.47'
C83	12°03'16"	500.00'	52.79'	105.19'	S84°02'53"E 105.00'
C84	7°22'13"	1000.00'	64.41'	128.64'	S81°42'22"E 128.55'
C85	27°29'01"	300.00'	73.36'	143.90'	N80°52'01"E 142.53'
C86	11°13'01"	1284.00'	128.04'	250.70'	S44°42'45"W 63.58'
C87	36°20'31"	300.00'	98.47'	190.29'	N60°01'7"E 187.11'
C88	31°36'43"	300.00'	84.93'	165.52'	N35°09'27"W 163.43'
C89	90°18'14"	45.00'	45.24'	70.92'	S44°55'07"E 63.81'
C90	12°02'59"	800.00'	84.43'	168.24'	S84°02'45"E 167.93'
C91	32°18'20"	300.00'	86.89'	169.15'	N85°49'35"E 166.92'
C92	5°47'07"	1586.00'	80.14'	160.14'	N72°33'59"E 160.07'
C93	5°34'39"	45.00'	22.72'	42.08'	S77°45'08"E 40.56'
C94	12°02'59"	1100.00'	116.10'	231.34'	S84°02'45"E 230.91'
C95	28°43'40"	500.00'	128.04'	250.70'	N87°36'55"E 248.08'
C96	5°02'05"	1888.00'	83.00'	165.90'	N75°46'07"E 165.85'
C97	89°41'46"	45.00'	44.76'	70.45'	N45°04'53"E 63.47'
C98	8°55'55"	1520.00'	118.72'	236.96'	S85°36'17"E 236.72'
C99	23°24'36"	500.00'	103.59'	204.29'	N87°09'23"E 202.87'
C100	1°28'45"	2190.00'	28.27'	56.54'	N76°11'28"E 56.54'

ROADWAY CURVE TABLE					
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C101	90°00'00"	45.00'	45.00'	70.69'	N45°25'34"W 63.64'
C102	90°00'00"	45.00'	45.00'	70.69'	S44°34'26"W 63.64'
C103	90°00'00"	45.00'	45.00'	70.69'	S44°34'26"W 63.64'
C104	13°29'05"	420.00'	48.65'	98.85'	N06°18'59"E 98.62'
C105	6°24'40"	1785.00'	99.97'	199.74'	N87°31'28"W 199.63'
C106	5°42'39"	1715.00'	85.54'	170.94'	N87°10'27"W 170.87'
C107	35°17'06"	525.00'	166.97'	323.31'	S72°47'01"E 318.23'
C108	46°40'25"	800.00'	345.14'	651.69'	S66°47'49"E 633.82'
C109	23°03'47"	586.59'	119.68'	236.12'	S32°23'02"E 234.53'
C110	28°27'57"	894.00'	226.76'	444.16'	S34°05'56"E 439.61'
C111	18°59'54"	850.00'	142.23'	281.85'	S38°49'57"E 280.56'
C112	35°31'36"	250.00'	80.09'	155.01'	N52°40'24"W 152.54'
C113	9°48'48"	750.00'	64.39'	128.46'	S25°02'14"E 128.30'
C114	32°39'34"	572.00'	167.59'	326.05'	S36°27'37"E 321.65'
C115	8°13'39"	1000.00'	71.92'	143.60'	S48°40'35"E 143.47'
C116	12°50'49"	1635.00'	184.07'	366.60'	S52°57'48"W 365.83'
C117	23°48'18"	590.00'	124.36'	245.13'	S34°38'14"W 243.37'
C118	85°44'04"	45.00'	41.77'	67.34'	S65°36'07"W 61.23'
C119	22°58'13"	320.00'	65.02'	128.29'	S31°58'30"E 127.43'
C120	26°04'26"	1216.00'	281.56'	553.37'	S33°31'37"E 548.61'

ROADWAY CURVE TABLE					
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C121	37°52'03"	350.00'	120.06'	231.32'	S27°37'49"E 227.13'

**OWNER'S CERTIFICATE AND DEDICATION**

STATE OF TEXAS §  
COUNTY OF COLLIN §

**LEGAL DESCRIPTION  
STAR TRAIL  
518.123 ACRES**

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

BEGINNING at a 1/2 inch iron rod found in West 1st Street, for the southwest corner of said Parcel III tract, from which a 5/8 inch iron rod with a yellow plastic cap stamped 'HUIT ZOLLARS' bears North 00 degrees 07 minutes 36 seconds East, 36.17 feet;

THENCE South 89 degrees 37 minutes 04 seconds West, along said road and south line of said Parcel III tract, a distance of 1,332.56 feet to a 1/2 inch iron rod with found for corner;

THENCE South 89 degrees 26 minutes 33 seconds West, continuing with said road and with the south line of the above mentioned Blue Star Allen Land, LP tract, filed in Document Number 2011230001411880, a distance of 1,285.03 feet to a 1/2 inch iron rod found for corner;

THENCE Leaving said road and said south line and with the common line of said Blue Star Allen Land, LP tract and a tract of land conveyed to Nickey L. James, Et Ux, according to the documents file of record in Volume 1084, Page 862, and Volume 1891, Page 638, Deed records, Collin County, Texas, the following three (3) courses and distances:

North 00 degrees 14 minutes 07 seconds West, a distance of 933.72 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' found for corner;

South 89 degrees 39 minutes 36 seconds West, a distance of 497.95 feet to a 1/2 inch iron rod found for corner;

South 00 degrees 20 minutes 03 seconds East, a distance of 930.34 feet to a 1/2 inch iron rod found for corner;

THENCE North 89 degrees 30 minutes 37 seconds West, with the south line of the above mentioned Blue Star Allen Land, LP tract, a distance of 1,383.18 to a 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' set in County Road 6, also known as North Legacy Drive, from which a 1/2 inch iron rod bears South 86 degrees 26 minutes 04 seconds East, 19.13 feet;

THENCE North 00 degrees 15 minutes 31 seconds East, leaving said south line and with said North Legacy Drive and west line of said Blue Star Allen Land, LP tract, a distance of 429.62 feet to a 1/2 inch iron rod found for corner, from which a monument stamped 'DAA 109' bears South 08 degrees 29 minutes 04 seconds West, 160.47 feet;

THENCE North 00 degrees 15 minutes 40 seconds East, continuing with said North Legacy Drive and said west line, a distance of 3,283.30 feet to a 1/2 inch iron rod with a red plastic cap found for corner;

THENCE North 00 degrees 15 minutes 30 seconds East, continuing with said North Legacy Drive and west line of the above mentioned Parcel II, a distance of 506.84 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' set for the common northwest corner of said Parcel II and southwest corner of a tract of land conveyed to The Davidson Family Living Trust and described as Tract 3, according to the document filed of record in Document Number 20080814001158840, Deed Records, Collin County, Texas;

THENCE North 89 degrees 51 minutes 58 seconds East, leaving said North Legacy Drive and said west line and with the common north line of said Parcel II and south line of said The Davidson Family Living Trust tract, a distance of 869.16 to a 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' set in the west line of the above mentioned Blue Star Allen Land, LP tract, filed in Document Number 20111230001411880, for the southeast corner of said The Davidson Family Living Trust tract;

THENCE North 00 degrees 09 minutes 35 seconds West, with the east line of said The Davidson Family Living Trust tract, a distance of 1,001.98 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' set in County Road 4, also known as Prosper Trail, and north line of said Blue Star Allen Land, LP tract;

THENCE With said Prosper Trail and said north line, the following six (6) courses and distances:

North 89 degrees 27 minutes 35 seconds East, passing at a distance of 713.08 feet, an iron rod found, and passing at a distance of 332.97 feet, a 5/8 inch iron rod found, and continuing for a total distance of 1,454.92 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' set for corner, from which a 1/2 inch iron rod found bears South 00 degrees 21 minutes 57 seconds West, 1.14 feet;

South 00 degrees 29 minutes 40 seconds East, a distance of 22.11 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' set for corner;

North 89 degrees 27 minutes 20 seconds East, continuing along said lines, a distance of 1,611.87 feet to a 5/8 inch iron rod found for the common northeast corner of said Blue Star Allen Land, LP tract and northwest corner of the above mentioned Tract Two;

North 89 degrees 28 minutes 36 seconds East, a distance of 1,007.53 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' set for corner;

North 00 degrees 38 minutes 25 seconds West, a distance of 17.08 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' set for corner;

North 89 degrees 35 minutes 48 seconds East, a distance of 577.98 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' set in the west line of Dallas North Parkway, a variable width right-of-way, said point being at the beginning of a non-tangent curve to the left having a central angle 00 degrees 23 minutes 43 seconds, a radius of 17,388.73 feet and a chord bearing and distance of South 00 degrees 20 minutes 41 seconds East, 119.95 feet;

THENCE With said west line and said curve to the left, an arc distance of 119.95 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' set for corner;

THENCE Leaving said west line, over and across the above mentioned Tract Three, the above mentioned Tract Two, and the above mentioned Parcel III, the following eighteen (18) courses and distances:

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

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

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

South 89 degrees 30 minutes 04 seconds West, a distance of 472.34 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' set for corner;

South 85 degrees 41 minutes 13 seconds West, a distance of 150.33 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' set for corner;

South 89 degrees 30 minutes 04 seconds West, a distance of 165.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' set for corner;

South 44 degrees 30 minutes 04 seconds West, a distance of 35.36 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' set for corner;

South 00 degrees 29 minutes 56 seconds East, a distance of 115.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' set for corner;

South 03 degrees 18 minutes 54 seconds West, a distance of 150.33 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' set for corner;

South 00 degrees 29 minutes 56 seconds East, a distance of 527.69 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' set for corner at the beginning of a curve to the left having a central angle 34 degrees 04 minutes 24 seconds, a radius of 1,085.00 feet and a chord bearing and distance of South 17 degrees 32 minutes 08 seconds East, 618.19 feet;

With said curve to the left, an arc distance of 627.40 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' set for corner;

South 34 degrees 34 minutes 20 seconds East, a distance of 135.68 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' set for corner at the beginning of a curve to the right having a central angle 34 degrees 55 minutes 20 seconds, a radius of 1,146.47 feet and a chord bearing and distance of South 17 degrees 58 minutes 16 seconds East, 688.02 feet;

With said curve to the right, an arc distance of 698.78 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' set for corner;

South 00 degrees 29 minutes 56 seconds East, a distance of 408.41 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' set for corner;

South 51 degrees 42 minutes 27 seconds East, a distance of 31.32 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' set at the beginning of a non-tangent curve to the left having a central angle of 06 degrees 29 minutes 21 seconds, a radius of 985.00 feet and a chord bearing and distance of North 73 degrees 06 minutes 37 seconds East, 111.50 feet;

With said curve to the left, an arc distance of 111.56 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' set at the beginning of a reverse curve to the right having a central angle of 16 degrees 10 minutes 31 seconds, a radius of 250.00 feet and a chord bearing and distance of North 77 degrees 57 minutes 12 seconds East, 70.34 feet;

With said curve to the right, an arc distance of 70.58 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' set at the beginning of a reverse curve to the left having a central angle of 08 degrees 10 minutes 13 seconds, a radius of 250.00 feet and a chord bearing and distance of North 81 degrees 57 minutes 22 seconds East, 35.62 feet;

With said curve to the left, an arc distance of 35.65 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' set at the beginning of a reverse curve to the right having a central angle of 10 degrees 42 minutes 11 seconds, a radius of 755.00 feet and a chord bearing and distance of North 83 degrees 13 minutes 21 seconds East, 140.83 feet;

With said curve to the left, an arc distance of 141.04 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' set for corner;

North 88 degrees 34 minutes 27 seconds East, a distance of 418.07 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' set for corner;

North 43 degrees 32 minutes 09 seconds East, a distance of 35.29 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' set for in the above mentioned west line of Dallas North Parkway;

THENCE South 01 degrees 29 minutes 55 seconds East, with said west line, passing at a distance of 34.49 feet, a 5/8 inch iron rod found, and passing at a distance of 15.28 feet, a disturbed 1/2 inch iron found, and continuing for a total distance of 49.77 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' set for corner;

THENCE South 01 degree 25 minute 33 seconds East, continuing with said west line, a distance of 90.20 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' set for corner;

THENCE Leaving said west line, over and across the above mentioned Parcell III, the following thirteen (13) courses and distances:

North 46 degrees 25 minutes 33 seconds West, a distance of 35.36 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' set for corner;

South 88 degrees 34 minutes 27 seconds West, a distance of 418.07 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' set at the beginning of a curve to the left having a central angle of 10 degrees 42 minutes 11 seconds, a radius of 665.00 feet and a chord bearing and distance of South 83 degrees 13 minutes 21 seconds West, 124.04 feet;

With said curve to the left, an arc distance of 124.22 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' set at the beginning of a compound curve to the left having a central angle of 16 degrees 42 minutes 20 seconds, a radius of 250.00 feet and a chord bearing and distance of South 69 degrees 31 minutes 06 seconds West, 72.63 feet;

With said curve to the left, an arc distance of 72.89 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' set at the beginning of a reverse curve to the right having a central angle of 09 degrees 57 minutes 19 seconds, a radius of 250.00 feet and a chord bearing and distance of South 68 degrees 08 minutes 36 seconds West, 43.38 feet;

With said curve to the right, an arc distance of 43.44 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' set at the beginning of a curve to the right having a central angle of 06 degrees 41 minutes 19 seconds, a radius of 1,095.00 feet and a chord bearing and distance of South 74 degrees 27 minutes 54 seconds West, 127.75 feet;

With said curve to the right, an arc distance of 127.83 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' set for corner;

South 41 degrees 05 minutes 27 seconds West, a distance of 39.73 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' set for corner at the beginning of a curve to the right having a central angle 10 degrees 01 minutes 20 seconds, a radius of 1,145.00 feet and a chord bearing and distance of South 09 degrees 21 minutes 17 seconds West, 200.03 feet;

With said curve to the right, an arc distance of 200.28 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' set for corner;

South 14 degrees 21 minutes 57 seconds West, a distance of 580.75 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' set for corner at the beginning of a curve to the right having a central angle 07 degrees 17 minutes 17 seconds, a radius of 145.68 feet and a chord bearing and distance of South 17 degrees 55 minutes 53 seconds West, 145.58 feet;

With said curve to the right, an arc distance of 145.68 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' set for corner;

South 21 degrees 34 minutes 33 seconds West, a distance of 235.23 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' set for corner;

South 68 degrees 25 minutes 27 seconds East, a distance of 7.60 feet to a 1/2 inch iron rod found for the northwest corner of a tract of land conveyed to Marilyn Richter Cowley, and described as Tract 1, according to the document filed of record in Document Number 199440816000767470, Deed Records, Collin County, Texas;

THENCE South 00 degrees 04 minutes 41 seconds West, with the common east line of the above mentioned Parcel III and west line of said Tract 1, a distance of 1,326.36 feet to the POINT OF BEGINNING and containing 518.123 acres of land, more or less.

D15-0021

PRELIMINARY PLAT

STAR TRAIL

1120 RESIDENTIAL LOTS  
40 COMMON AREA LOTS  
2 NEIGHBORHOOD PARKS  
1 COMMUNITY PARK  
1 ELEMENTARY SCHOOL SITE  
518.123 ACRES

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

IN THE  
TOWN OF PROSPER  
COLLIN COUNTY, TEXAS

JULY 2015 SCALE: 1"=100'

OWNER/DEVELOPER  
BLUE STAR ALLEN LAND, LP.

1 COWBOYS PARKWAY  
IRVING, TEXAS 75063  
PH: 972-543-2412  
FAX: 214-387-7781  
CONTACT: SCOTT SHIPP

PLANNER/ENGINEER/SURVEYOR

 DOWDEY, ANDERSON & ASSOCIATES, INC.  
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-93-0694  
STATE REGISTRATION NUMBER: F-399

REVISED: JULY 28, 2015

11 OF 13

11016

**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.

**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 OBLIGATION, 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 AT ALL TIMES TO ENTER UPON THE VAM EASEMENT OR ANY PART THEREOF FOR THE PURPOSES AND WITH ALL RIGHTS AND PRIVILEGES SET FORTH HEREIN.

**DRAINAGE AND FLOODWAY EASEMENT (ONLY FOR PLATS WHERE ADJACENT LOT OWNERS HAVE MAINTENANCE RESPONSIBILITY)**

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, GRANTEEES, SUCCESSORS AND ASSIGNS: THE PORTION OF BLOCKS N, P, AND R AS SHOWN ON THE PLAT IS CALLED "DRAINAGE AND FLOODWAY EASEMENT" AND IS THE NATURAL DRAINAGE CHANNEL CROSSING EACH LOT. THE EXISTING CREEK OR CREEKS TRAVERSING ALONG THE DRAINAGE AND FLOODWAY EASEMENT WITHIN THE LIMITS OF THIS ADDITION, WILL REMAIN AS AN OPEN CHANNEL AT ALL TIMES AND WILL BE MAINTAINED BY THE OWNERS OF THE LOT OR LOTS THAT ARE TRAVERSED BY OR ADJACENT TO THE DRAINAGE COURSES IN THE DRAINAGE AND FLOODWAY EASEMENT. THE TOWN WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF SAID CREEK OR CREEKS OR FOR ANY DAMAGE TO PRIVATE PROPERTY OR PERSON THAT RESULTS FROM THE FLOW OF WATER ALONG SAID CREEK, OR FOR THE CONTROL OF EROSION. NO OBSTRUCTION TO THE NATURAL FLOW OF STORM WATER RUN-OFF SHALL BE PERMITTED BY CONSTRUCTION OF ANY TYPE OF BUILDING, FENCE, OR ANY OTHER STRUCTURE WITHIN THE DRAINAGE AND FLOODWAY EASEMENT OR THE NATURAL DRAINAGE CHANNELS, AS HEREIN ABOVE DEFINED. PROVIDED IT IS UNDERSTOOD THAT IN THE EVENT IT BECOMES NECESSARY FOR THE TOWN OF PROSPER TO ERECT OR CONSIDER ERECTING ANY TYPE OF DRAINAGE STRUCTURE IN ORDER TO IMPROVE THE STORM DRAINAGE THAT MAY BE OCCASIONED BY STREETS AND ALLEYS IN OR ADJACENT TO THE SUBDIVISION, THEN IN SUCH EVENT, THE TOWN SHALL HAVE THE RIGHT TO ENTER UPON THE DRAINAGE AND FLOODWAY EASEMENT AT ANY POINT, OR POINTS, TO INVESTIGATE, SURVEY OR TO ERECT, CONSTRUCT, AND MAINTAIN ANY DRAINAGE FACILITY DEEMED NECESSARY FOR DRAINAGE PURPOSES. EACH PROPERTY OWNER SHALL KEEP THE

NATURAL DRAINAGE CHANNELS TRAVERSING OR ADJACENT TO HIS PROPERTY CLEAN AND FREE OF DEBRIS, SILT, AND ANY SUBSTANCE WHICH WOULD RESULT IN UNSANITARY CONDITIONS OR OBSTRUCT THE FLOW OF WATER, AND THE TOWN SHALL HAVE THE RIGHT OF INGRESS AND EGRESS FOR THE PURPOSE OF INSPECTION AND SUPERVISION OF MAINTENANCE WORK BY THE PROPERTY OWNER TO ALLEVIATE ANY UNDESIRABLE CONDITIONS WHICH MAY OCCUR. THE NATURAL DRAINAGE THROUGH THE DRAINAGE AND FLOODWAY EASEMENT, AS IN THE CASE OF ALL NATURAL CHANNELS, ARE SUBJECT TO STORM WATER OVERFLOW AND NATURAL BANK EROSION TO AN EXTENT WHICH CANNOT BE DEFINITELY DEFINED. THE TOWN SHALL NOT BE HELD LIABLE FOR ANY DAMAGES OF ANY NATURE RESULTING FROM THE OCCURRENCE OF THESE NATURAL PHENOMENA, OR RESULTING FROM THE FAILURE OF ANY STRUCTURE OR STRUCTURES, WITHIN THE NATURAL DRAINAGE CHANNELS. BUILDING AREAS OUTSIDE THE DRAINAGE AND FLOODWAY EASEMENT LINE SHALL BE FILLED TO A MINIMUM ELEVATION AS SHOWN ON THE PLAT. THE MINIMUM FLOOR ELEVATION FOR EACH LOT SHALL BE AS SHOWN ON THE PLAT.

**DRAINAGE AND DETENTION EASEMENT (ONLY FOR PLATS WITH 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, GRANTEEES, SUCCESSORS AND ASSIGNS: THE PORTION OF BLOCK E AND J 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 MY 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.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

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

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

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.

BLUE STAR ALLEN LAND, LP.  
A Texas limited partnership

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

By: \_\_\_\_\_

Name: Joe Hickman

Title: Vice President

STATE OF TEXAS §  
COUNTY OF COLLIN §

BEFORE me the undersigned, a Notary Public, on this day personally appeared Joe Hickman, Vice President of Blue Star Allen Land, LP., a Texas limited partnership, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

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

**SURVEYORS CERTIFICATE**

KNOW ALL MEN BY THESE PRESENTS:

That I, Sean Patton, do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision Regulations of the Town of Prosper, Texas.

Dated this the \_\_\_\_\_ day of \_\_\_\_\_, 2015.

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

STATE OF TEXAS §  
COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas on this day personally appeared Sean Patton, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed and in the capacity therein stated.

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

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

**CERTIFICATE OF APPROVAL**

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

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

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

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

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

D15-0021  
PRELIMINARY PLAT  
STAR TRAIL  
1120 RESIDENTIAL LOTS  
40 COMMON AREA LOTS  
2 NEIGHBORHOOD PARKS  
1 COMMUNITY PARK  
1 ELEMENTARY SCHOOL SITE  
518.123 ACRES

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

JULY 2015 SCALE: 1"=100'

OWNER/DEVELOPER  
BLUE STAR ALLEN LAND, LP.  
1 COWBOYS PARKWAY  
IRVING, TEXAS 75063  
PH: 972-543-2412  
FAX: 214-387-7781  
CONTACT: SCOTT SHIPP

PLANNER/ENGINEER/SURVEYOR

 DOWDEY, ANDERSON & ASSOCIATES, INC.  
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-934-0694  
STATE REGISTRATION NUMBER: F-399

LOT	BLK	W	D	Z TYPE	AREA
1	A	53	125	A	7,825
2	A	53	125	A	7,825
3	A	53	125	A	7,825
4	A	55	122	A	11,308
5	A	56	125	A	6,875
6	A	55	125	A	6,875
7	A	55	125	A	6,875
8	A	55	125	A	6,875
9	A	55	125	A	6,875
10	A	55	125	A	6,875
11	A	55	125	A	6,875
12	A	55	125	A	6,875
13	A	55	125	A	6,875
14	A	55	125	A	6,875
15	A	55	125	A	6,875
16	A	55	125	A	6,875
17	A	55	125	A	6,875
18	A	55	125	A	6,875
19	A	55	125	A	6,875
20	A	55	125	A	6,875
21	A	55	125	A	6,875
22	A	55	125	A	6,875
23	A	55	125	A	6,875
24	A	55	125	A	6,875
25	A	55	125	A	6,875
26	A	55	125	A	6,875
27	A	55	125	A	6,875
28	A	55	125	A	6,875
29	A	55	125	A	6,875
30	A	55	125	A	6,875
31	A	55	125	A	6,875
32	A	55	125	A	6,875
33	A	55	125	A	6,875
34	A	55	125	A	6,875
35	A	55	125	A	6,875
36	A	55	125	A	6,875
37	A	55	125	A	6,875
38	A	55	125	A	6,875
39	A	55	125	A	6,875
40	A	55	125	A	6,875
41	A	55	125	A	6,875
42	A	55	125	A	6,875
43	A	55	125	A	6,875
44	A	55	125	A	6,875
45	A	55	125	A	6,875
46	A	55	125	A	6,875
47	A	55	125	A	6,875
48	A	55	125	A	6,875
49	A	55	125	A	6,875
50	A	55	125	A	6,875
51	A	55	125	A	6,875
52	A	55	125	A	6,875
53	A	55	125	A	6,875
54	A	55	125	A	6,875
55	A	55	125	A	6,875
56	A	55	125	A	6,875
57	A	55	125	A	6,875
58	A	55	125	A	6,875
59	A	55	125	A	6,875
60	A	55	125	A	6,875
61	A	55	125	A	6,875
62	A	55	125	A	6,875
63	A	55	125	A	6,875
64	A	55	125	A	6,875
65	A	55	125	A	6,875
66	A	55	125	A	6,875
67	A	55	125	A	6,875
68	A	55	125	A	6,875
69	A	55	125	A	6,875
70	A	55	125	A	6,875
71	A	55	125	A	6,875
72	A	55	125	A	6,875
73	A	55	125	A	6,875
74	A	55	125	A	6,875
75	A	55	125	A	6,875
76	A	55	125	A	6,875
77	A	55	125	A	6,875
78	A	55	125	A	6,875
79	A	55	125	A	6,875
80	A	55	125	A	6,875
81	A	55	125	A	6,875
82	A	55	125	A	6,875
83	A	55	125	A	6,875
84	A	55	125	A	6,875
85	A	55	125	A	6,875
86	A	55	125	A	6,875
87	A	55	125	A	6,875
88	A	55	125	A	6,875
89	A	55	125	A	6,875
90	A	55	125	A	6,875
91	A	55	125	A	6,875
92	A	55	125	A	6,875
93	A	55	125	A	6,875
94	A	55	125	A	6,875
95	A	55	125	A	6,875
96	A	55	125	A	6,875
97	A	55	125	A	6,875
98	A	55	125	A	6,875
99	A	55	125	A	6,875
100	A	55	125	A	6,875

LOT	BLK	W	D	Z TYPE	AREA
40	E	78	125	B	9,750
41	E	78	125	B	9,750
42	E	71	125	B	8,521
43	E	81	125	B	9,323
44	E	68	125	B	8,770
45	E	65	126	B	8,190
46	E	65	126	B	8,190
47	E	74	126	B	9,214
48	E	74	126	B	9,214
49	E	65	126	B	8,190
50	E	65	126	B	8,190
51	E	65	126	B	8,190
52	E	68	137	B	9,042
53	E	72	148	B	9,655
54	E	68	147	B	10,890
55	E	65	126	B	8,190
56	E	65	126	B	8,190
57	E	65	126	B	8,190
58	E	65	126	B	8,190
59	E	65	126	B	8,190
60	E	65	126	B	8,190
61	E	65	126	B	8,190
62	E	65	126	B	8,190
63	E	65	126	B	8,190
64	E	65	126	B	8,190
65	E	65	126	B	8,190
66	E	65	126	B	8,190
67	E	65	126	B	8,190
68	E	65	126	B	8,190
69	E	65	126	B	8,190
70	E	65	126	B	8,190
71	E	65	126	B	8,190
72	E	65	126	B	8,190
73	E	65	126	B	8,190
74	E	65	126	B	8,190
75	E	65	126	B	8,190
76	E	65	126	B	8,190
77	E	65	126	B	8,190
78	E	65	126	B	8,190
79	E	65	126	B	8,190
80	E	65	126	B	8,190
81	E	65	126	B	8,190
82	E	65	126	B	8,190
83	E	65	126	B	8,190
84	E	65	126	B	8,190
85	E	65	126	B	8,190
86	E	65	126	B	8,190
87	E	65	126	B	8,190
88	E	65	126	B	8,190
89	E	65	126	B	8,190
90	E	65	126	B	8,190
91	E	65	126	B	8,190
92	E	65	126	B	8,190
93	E	65	126	B	8,190
94	E	65	126	B	8,190
95	E	65	126	B	8,190
96	E	65	126	B	8,190
97	E	65	126	B	8,190
98	E	65	126	B	8,190
99	E	65	126	B	8,190
100	E	65	126	B	8,190

LOT	BLK	W	D	Z TYPE	AREA
69	J	65	100	A	6,984
70	J	65	100	A	6,984
71	J	65	100	A	6,984
72	J	65	100	A	6,984
73	J	65	100	A	6,984
74	J	65	100	A	6,984
75	J	65	100	A	6,984
76	J	65	100	A	6,984
77	J	65	100	A	6,984
78	J	65	100	A	6,984
79	J	65	100	A	6,984
80	J	65	100	A	6,984
81	J	65	100	A	6,984
82	J	65	100	A	6,984
83	J	65	100	A	6,984
84	J	65	100	A	6,984
85	J	65	100	A	6,984
86	J	65	100	A	6,984
87	J	65	100	A	6,984
88	J	65	100	A	6,984
89	J	65	100	A	6,984
90	J	65	100	A	6,984
91	J	65	100	A	6,984
92	J	65	100	A	6,984
93	J	65	100	A	6,984
94	J	65	100	A	6,984
95	J	65	100	A	6,984
96	J	65	100	A	6,984
97	J	65	100	A	6,984
98	J	65	100	A	6,984
99	J	65	100	A	6,984
100	J	65	100	A	6,984

LOT	BLK	W	D	Z TYPE	AREA
43	N	76	140	C	11,994
44	N	76	140	C	11,994
45	N	84	170	C	14,112
46	N	82	145	C	12,413
47	N	76	147	C	11,213
48	N	76	145	C	10,714
49	N	88	150	C	12,794
50	N	76	140	C	11,839
51	N	96	165	C	15,218
52	N	96	140	C	12,507
53	N	90	140	C	11,698
54	N	76	140	C	11,839
55	N	76	140	C	11,839
56	N	76	140	C	11,839
57	N	76	140	C	11,839
58	N	76	140	C	11,839
59	N	76	140	C	11,839
60	N	76	140	C	11,839
61	N	76	140	C	11,839
62	N	76	140	C	11,839
63	N	76	140	C	11,839
64	N	76	140	C	11,839
65	N	76	140	C	11,839
66	N	76	140	C	11,839
67	N	76	140	C	11,839
68	N	76	140	C	11,839
69	N	76	140	C	11,839
70	N	76	140	C	11,839
71	N	76	140	C	11,839
72	N	76	140	C	11,839
73	N	76	140	C	11,839
74	N	76	140	C	11,839
75	N	76	140	C	11,839
76	N	76	140	C	11,839
77	N	76	140	C	11,839
78	N	76	140	C	11,839
79	N	76	140	C	11,839
80	N	76	140	C	11,839
81	N	76	140	C	11,839
82	N	76	140	C	11,839
83	N	76	140	C	11,839
84	N	76	140	C	11,839
85	N	76	140	C	11,839
86	N	76	140	C	11,839
87	N	76	140	C	11,839
88	N	76	140	C	11,839
89	N	76	140	C	11,839
90	N	76	140	C	11,839
91	N	76	140	C	11,839
92	N	76	140	C	11,839
93	N	76	140	C	11,839
94	N	76	140	C	11,839
95	N	76	140	C	11,839
96	N	76	140	C	11,839
97	N	76	140	C	11,839
98	N	76	140	C	11,839
99	N	76	140	C	11,839
100	N	76	140	C	11,839

LOT	BLK	W	D	Z TYPE	AREA
26	R	65	126	B	8,217
27	R				



## PLANNING

**To:** Planning & Zoning Commission

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

**Through:** Hulon T. Webb, Jr., P.E., Executive Director of Development and Community Services

**Re:** Planning & Zoning Commission Meeting – August 4, 2015

---

**Agenda Item:**

Consider and act upon a Preliminary Site Plan for a retail development (Prosper Plaza), on 36.0± acres, located on the northwest corner of US 380 and Custer Road. The property is zoned Commercial (C), Planned Development-25 (PD-25), and Planned Development-73 (PD-73). (D15-0050).

**History:**

Preliminary Site Plans for Prosper Plaza have previously been approved in September 2007, August 2008, May 2009, February 2010, April 2013, and July 2014. The applicant is revising the previously approved Preliminary Site Plan to include a big box store (Lowe's) and a retail/restaurant building (Lot 6R).

**Description of Agenda Item:**

The Preliminary Site Plan shows a retail development (Prosper Plaza). Access is provided from Custer Road and US 380. The Preliminary Site Plan conforms to the Commercial, Planned Development-25, and Planned Development-73 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:**

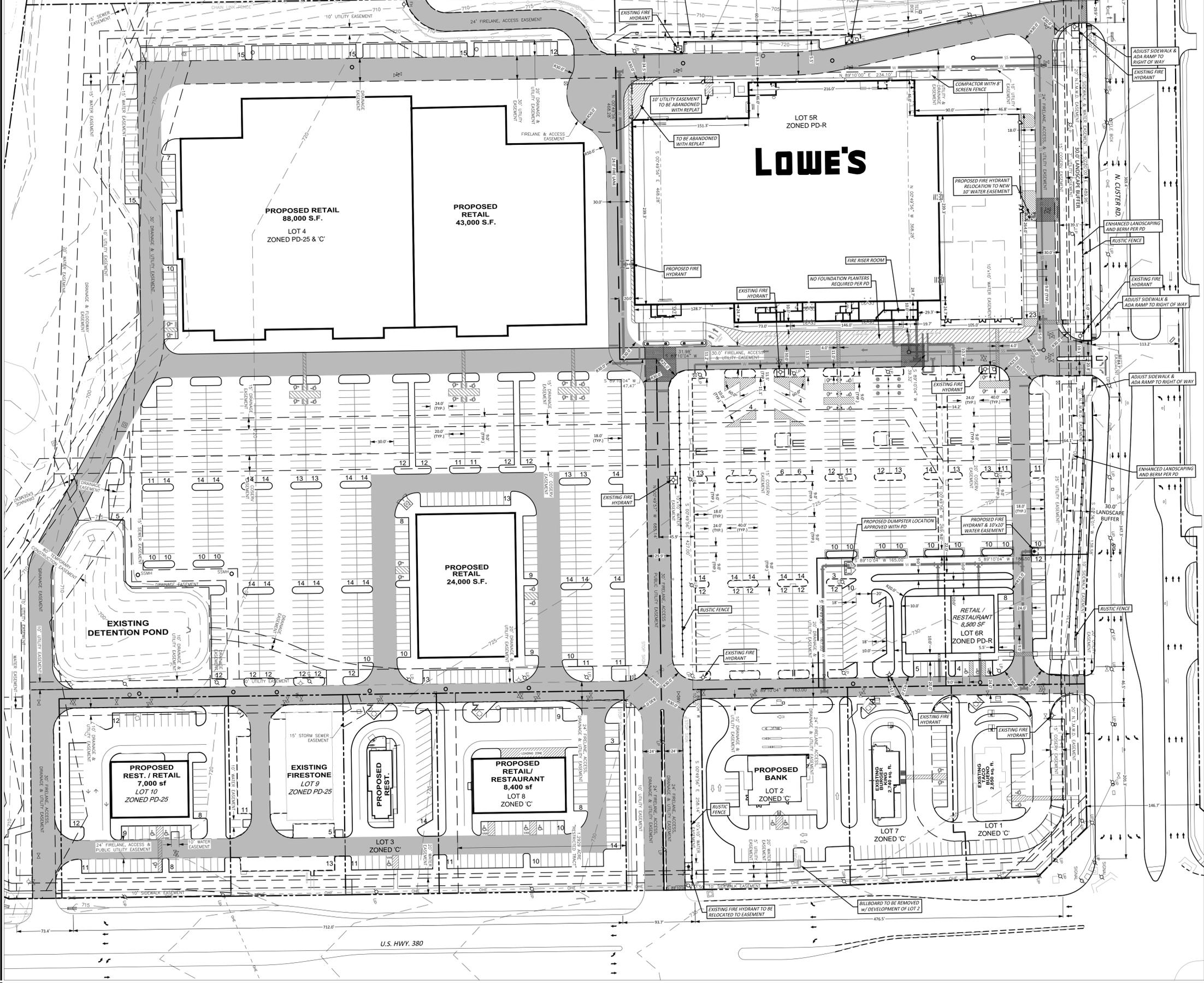
1. Preliminary Site Plan

**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.

Lot	Zoning	Proposed Use	Lot Area		Max. Building Height (ft.)	Lot Coverage (%)	F.A.R.	Parking				Interior Landscaping		Impervious Area		Open Space			
			(ac.)	(s.f.)				Req.	H.C. Req.	H.C. Prov.	Req. (s.f.)	Prov. (s.f.)	Req. (s.f.)	Prov. (s.f.)	Req. (s.f.)	Prov. (s.f.)			
1	C	REST.	2,850	2,850	0.92	40,060	30	1	7.10%	0.071:1	29	32	2	2	530	954	24,500	2,804	2,804
4	C & PD-25	COMMERCIAL	155,000	0	155,000	859,221	40	1	18.04%	0.1804:1	456	668	14	18	10,290	14,600	637,200	60,145	64,154
5R	PD-R	COMMERCIAL	138,954	0	138,954	479,596	38	1	28.97%	0.2897:1	348	392	8	9	6,015	11,383	395,034	33,572	58,374
6R	PD-R	REST./RETAIL	4,000	4,500	8,500	57,935	30	1	14.67%	0.1467:1	61	61	3	3	960	2,366	47,656	4,056	5,022
8	C	REST./RETAIL	3,200	5,200	8,400	62,707	40	1	13.40%	0.1340:1	65	65	3	3	1,020	1,900	15,480	4,389	4,444
10	PD-25	REST./RETAIL	4,200	2,800	7,000	56,414	40	1	12.40%	0.1240:1	45	60	3	3	945	1,430	43,171	3,949	3,949
Totals:	N/A	N/A	305,354	15,350	320,704	1,555,933	N/A	N/A	N/A	N/A	1,004	1,278	33	38	19,740	32,633	1,163,041	108,916	138,747



LEGEND		
EXISTING	PROPOSED	
		WATER METER
		FIRE HYDRANT
		WATER VALVE
		GAS METER
		SANITARY SEWER MANHOLE
		POWER POLE
		SITE LIGHTING POLE
		GUY WIRE
		STORM JUNCTION BOX
		CURB INLET
		GRATE INLET
		SIGN
		BOPIUS: BUY ONLINE PICK UP IN STORE
		EXISTING OVERHEAD ELECTRIC LINE
		EXISTING CURB AND GUTTER
		PROPOSED CURB AND GUTTER
		FIRE LANE
		STAMPED CONCRETE

- ### TOWN SITE PLAN NOTES
- DUMPSTERS AND TRASH COMPACTORS SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
  - OPEN STORAGE, WHERE PERMITTED, SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
  - OUTDOOR LIGHTING SHALL COMPLY WITH THE LIGHTING AND GLARE STANDARDS CONTAINED WITHIN THE ZONING AND SUBDIVISION ORDINANCES.
  - LANDSCAPING SHALL CONFORM TO THE LANDSCAPE PLANS APPROVED BY THE TOWN.
  - ALL ELEVATIONS SHALL COMPLY WITH THE STANDARDS CONTAINED WITHIN THE ZONING ORDINANCE.
  - BUILDINGS OF 5,000 SQUARE FEET OR GREATER SHALL BE 100% FIRE SPRINKLED. ALTERNATIVE FIRE PROTECTION MEASURES MAY BE APPROVED BY THE FIRE DEPARTMENT.
  - FIRE LANES SHALL BE DESIGNED AND CONSTRUCTED PER TOWN STANDARDS OR AS DIRECTED BY THE FIRE DEPARTMENT.
  - TWO POINTS OF ACCESS SHALL BE MAINTAINED FOR THE PROPERTY AT ALL TIMES.
  - SPEED BUMPS ARE NOT PERMITTED WITHIN A FIRE LANE.
  - HANDICAPPED PARKING AREAS AND BUILDING ACCESSIBILITY SHALL CONFORM TO THE AMERICANS WITH DISABILITIES ACT (ADA) AND WITH THE REQUIREMENTS OF THE CURRENT ADOPTED BUILDING CODE.
  - ALL SIGNAGE IS SUBJECT TO BUILDING OFFICIAL APPROVAL.
  - ALL FENCES AND RETAINING WALLS SHALL BE SHOWN ON THE SITE PLAN AND ARE SUBJECT TO BUILDING OFFICIAL APPROVAL.
  - ALL EXTERIOR BUILDING MATERIALS ARE SUBJECT TO BUILDING OFFICIAL APPROVAL AND SHALL CONFORM TO THE APPROVED FACADE PLAN.
  - CURB 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.

- ### NOTES
- ALL LANDSCAPE ISLANDS SHALL HAVE ADEQUATE OPEN SPACE TO PROVIDE REQUIRED SHADE TREES, SHRUBS AND LANDSCAPING.
  - LANDSCAPING SHALL NOT COMPLY WITH ANY UTILITIES.
  - LANDSCAPE FOR EACH PARKING SPACE SHALL BE 15 SF PROVIDED WITHIN THE PAVED BOUNDARIES OF THE PARKING LOT AREA.
  - LANDSCAPED AREAS (NOT INCLUDING CURB) SHALL BE MINIMUM 160 SF, NOT LESS THAN 9' WIDE, AND LENGTH EQUAL TO ADJUTING PARKING SPACE.
  - CURT CORRALS SHALL BE ORNAMENTAL METAL FENCE PER PD.

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

**ROSEBRIAR HOLDINGS, INC.**  
 P.O. BOX 541208  
 DALLAS, TX 75354  
 (214) 902-2287

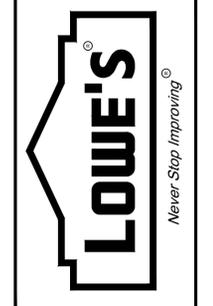
**CROSSPOINT ENGINEERING, LLC**  
 5620 OLD BULLARD ROAD, SUITE 130  
 TYLER, TX 75703  
 (903) 705-4416

**PROSPER PLAZA**  
 JEREMIAH HORN SURVEY  
 ABSTRACT NO. 411

REVISIONS	
PRE-BID SET	POST-BID SET
DATE	DESCRIPTION

**crosspoint engineering**  
 5620 Old Bullard Road, Suite 130 | Tyler, Texas 75703  
 903.705.4416 | TPBE Firm Reg. No. F-53365  
 www.cpe-engineering.com

**LOWE'S HOME CENTERS, INC.**  
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PRELIMINARY SITE PLAN  
 D15-0050

LOWE'S OF:  
**PROSPER, TEXAS**

PROJECT No. 14-1500-06 DRAWN BY: TG CHECKED BY: DK

CRITERIA  
 ISSUE DATE:  
 PERMIT SET  
 ISSUE DATE:  
 CONSTRUCTION  
 SET ISSUE DATE:  
 DRAWING NUMBER:  
**PSP1.0**

**811**  
 Know what's below.  
 Call before you dig.

1" = 60'



## PLANNING

**To:** Planning & Zoning Commission

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

**Through:** Hulon T. Webb, Jr., P.E., Executive Director of Development and Community Services

**Re:** Planning & Zoning Commission Meeting – August 4, 2015

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**Agenda Item:**

Consider and act upon an Amending Plat of Glenbrooke Estates, Phase 1, Block N, Lot 7, on 0.2± acre, located on the east side of English Ivy Drive, ±400 feet south of Glenbrooke Drive. The property is zoned Agricultural (A). (D15-0059).

**Description of Agenda Item:**

The purpose of the Amending Plat is to abandon a Temporary Access & No-Build Easement. The easement was originally needed to provide a second point of access to the development; however, since all roads within the development have been constructed and adequate access has been provided, the Temporary Access & No-Build Easement is no longer necessary. The second point of access is provided from English Ivy Drive. The Amending Plat conforms to the Agricultural development standards and an existing settlement agreement which governs development of the property.

**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. 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 the easements on the Amending Plat.

