

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

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

CONSENT AGENDA

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

- 3a. Consider and act upon minutes from the December 1, 2015, Regular Planning & Zoning Commission meeting.
- 3b. Consider and act upon a Preliminary Site Plan for a retail, commercial, and a memory care development (Prosper Town Center), on 44.6± acres, located on the northeast corner of Preston Road and First Street. The property is zoned Planned Development-7 (PD-7). (D15-0087).
- 3c. Consider and act upon a Conveyance Plat for Prosper Town Center, Phase 4, Block A, Lot 1, on 4.3± acres, located on the east side of Hays Road, 900± feet north of First Street. The property is zoned Planned Development-7 (PD-7). (D15-0092).
- 3d. Consider and act upon a Site Plan for a new automobile sales/leasing facility (GST Prosper - Toyota), on 15.1± acres, located on the northwest corner of US 380 and future Mahard Parkway. The property is zoned Planned Development-43 (PD-43) and Specific Use Permit-9 (SUP-9). (D15-0090).
- 3e. Consider and act upon a Final Plat for GST Prosper, Block A, Lot 1, on 15.1± acres, located on the northwest corner of US 380 and future Mahard Parkway. The property is zoned Planned Development-43 (PD-43) and Specific Use Permit-9 (SUP-9). (D15-0091).
- 3f. Consider and act upon a Preliminary Site Plan for a retail, commercial, and office development (Gates of Prosper, Block B, Lots 1-5), on 36.0± acres, located on the northeast corner of Preston Road and future Richland Boulevard. The property is zoned Planned Development-67 (PD-67). (D15-0094).
- 3g. Consider and act upon a Conveyance Plat for Gates of Prosper, Phase 1, Block B, Lots 1-5, on 32.9± acres, located on the northeast corner of Preston Road and future Richland Boulevard. The property is zoned Planned Development-67 (PD-67). (D15-0093).

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

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. Conduct a Public Hearing, and consider and act upon a request to rezone 1.1± acres, located on the west side of Coleman Street, 1,100± feet north of Prosper Trail, from Agricultural (A) to Retail (R). (Z15-0013).
- 5. Receive development update regarding Windsong Ranch.
- 6. Review actions taken by the Town Council and possibly direct Town Staff to schedule topic(s) for discussion at a future meeting.
- 7. Adjourn.

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

CERTIFICATION

I, the undersigned authority, do hereby certify that this Notice of Meeting was posted on the inside window at the Town Hall of the Town of Prosper, Texas, a place convenient and readily accessible to the general public at all times, and said Notice was posted on December 11, 2015, at 5:00 p.m. and remained so posted at least 72 hours before said meeting was convened.

Robyn Battle, Town Secretary

Date Notice Removed

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

NOTICE

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

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



MINUTES
Regular Meeting of the
Prosper Planning & Zoning Commission
108 W. Broadway St., Prosper, Texas
Town of Prosper Municipal Chambers
Tuesday, December 1, 2015, 6:00 p.m.

1. Call to Order / Roll Call.

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

Commissioners present: Chair John Alzner, Vice Chair John Hema, Secretary David Snyder, Brandon Daniel, Tripp Davenport, Craig Andres, and Chad Robertson
Vice Chair Hema arrived at 6:03 p.m.

Staff present: John Webb, Director of Development Services; Alex Glushko, Senior Planner; and Jonathan Hubbard, Planner

2. Recitation of the Pledge of Allegiance.

CONSENT AGENDA

- 3a. Consider and act upon minutes from the November 17, 2015, Regular Planning & Zoning Commission meeting.**
- 3b. Consider and act upon a Final Plat for Prosper Trail Elevated Storage Tank, Block A, Lot 1, on 1.6± acres, located on the north side of Prosper Trail, 2,500± feet east of Preston Road. The property is zoned Planned Development-70 (PD-70). (D15-0078).**
- 3c. Consider and act upon a Site Plan for Prosper Trail Elevated Storage Tank, on 1.6± acres, located on the north side of Prosper Trail, 2,500 feet east of Preston Road. The property is zoned Planned Development-70 (PD-70). (D15-0079).**
- 3d. Consider and act upon a Preliminary Site Plan for a retail development (Windsong Ranch Marketplace), on 46.6± acres, located on the northeast corner of US 380 and Gee Road. The property is zoned Planned Development-40 (PD-40). (D15-0083).**
- 3e. Consider and act upon a Site Plan for Windsong Ranch Marketplace for a grocery store (Kroger), a convenience store with fuel pumps, and a retail/restaurant building, on 19.1± acres, located on the northeast corner of US 380 and Gee Road. The property is zoned Planned Development-40 (PD-40). (D15-0084).**
- 3f. Consider and act upon a Site Plan for a professional office (Lynn A. Gross, CPA), on 0.5± acre, located on the northeast corner of Coleman Street and Broadway Street (101 E. Broadway Street). The property is zoned Downtown Office (DTO). (D15-0088).**

Chairman Alzner noted that a revised Preliminary Site Plan for Item 3d and a revised Site Plan for Item 3e had been provided to the Commission prior to the meeting for consideration and action, in lieu of the versions included in the packet. Chairman Alzner noted that the only difference to the revised plans was the removal a canopy cover and two parking spaces.

Secretary Snyder requested Items 3b and 3c be pulled from the Consent Agenda for discussion.

Motioned by Snyder, seconded by Davenport, to approve Items 3a, 3d, 3e, and 3f on the Consent Agenda, including the revised plans for Items 3d and 3e, subject to staff recommendations. Motion approved 6-0 (Hema not present).

Items 3b and 3c Commission inquired about storm resistance, proximity to proposed homes and transmission lines, maintenance and upkeep, security and safety, and determination of placement for the proposed elevated storage tank.

Matt Richardson (Senior Engineer): Addressed questions regarding the proposed elevated storage tank.

Motioned by Snyder, seconded by Robertson, to approve Items 3b and 3c, subject to staff recommendations. Motion approved 7-0.

REGULAR AGENDA

- 4. Conduct a Public Hearing, and consider and act upon a request for a Specific Use Permit (SUP) for a Private Street Development (Montclair), on 30.2± acres, located on the east side of Preston Road, 1,800± feet north of Prosper Trail. The property is zoned Single Family-15 (SF-15). (S15-0007).**

(Item 4 was considered after Item 5 on the Regular Agenda).

Hubbard: Summarized the SUP request, stated that no Public Hearing Notice Reply Forms had been received, and recommended approval of the request.

Commission: Inquired about maintenance of the streets once the responsibility is the Homeowner's Associations (HOA); if the HOA dues cover the cost of road maintenance; and floodplain located on the subject property.

Public Hearing opened by Chairman Alzner.

Mardy Brown (Applicant): Described surrounding developments, basis for SUP request, pond maintenance, and access to the subject property.

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

Commission: Expressed concerns regarding ensuring the streets remain in good condition; that approval of the SUP is in accordance with the Comprehensive Plan; and voiced general support for the SUP request.

Motion by Snyder, seconded by Daniel, to approve Item 4, subject to staff recommendations. Motion approved 6-0. Commissioner Davenport abstained from vote due a possibly perceived conflict of interest due to an indirect relationship with the development.

5. Conduct a Public Hearing, and consider and act upon a request to rezone 1.0± acre, located on the northeast corner of Coleman Street and First Street from Single Family-15 (SF-15) to Downtown Office (DTO). (Z15-0012).

Hubbard: Summarized the rezoning request, stated that the request is in conformance with the Comprehensive Plan; no Public Hearing Notice Reply Forms had been received, and recommended approval of the request.

Snyder: Inquired if the DTO is the corresponding District to the Old Town Core-Office designation.

Public Hearing opened by Chairman Alzner.

Commission: Inquired about the building size, building style, number of units, tenant makeup, construction timeline, attempted tree mitigation, site restraints, and conformance with the Comprehensive Plan.

Trevor Wood (Applicant): Addressed questions regarding the proposed development.

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

Commission: Expressed general support for the rezoning request.

Motion by Snyder, seconded by Andres, to approve Item 5, subject to staff recommendations. Motion approved 7-0.

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

Webb: Informed Commission that the Town Council would be adopting an ordinance amending the land use chart of the Zoning Ordinance at their upcoming meeting. Stated there is also an upcoming workshop to discuss the proposed Town Hall facility.

Snyder: Reinforced concerns about traffic on US 380 during the construction phase and potential cut-through traffic through the Gates of Prosper development. Encouraged staff to continue to be aware of this matter and reminded everyone to be careful.

7. Adjourn.

Motion by Robertson, seconded by Daniel, to adjourn at 7:02 p.m. Motion approved 7-0.

Alex Glushko, Senior Planner

David Snyder, Secretary



Prosper is a place where everyone matters.

PLANNING

To: Planning & Zoning Commission

From: Jonathan Hubbard, Planner

Through: Alex Glushko, AICP, Senior Planner

Re: Planning & Zoning Commission Meeting – December 15, 2015

Agenda Item:

Consider and act upon a Preliminary Site Plan for a retail, commercial, and memory care development (Prosper Town Center), on 44.6± acres, located on the northeast corner of Preston Road and First Street. The property is zoned Planned Development-7 (PD-7). (D15-0087).

Description of Agenda Item:

The Preliminary Site Plan shows an 80,901 square foot memory care facility and retail/commercial buildings totaling 220,176 square feet. Access is provided from Preston Road, First Street and Hays Road. Adequate parking has been provided. The Preliminary Site Plan conforms to the PD-7 development standards.

As a companion item, the Conveyance Plat for Prosper Town Center (D15-0092) is on the December 15, 2015 agenda.

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

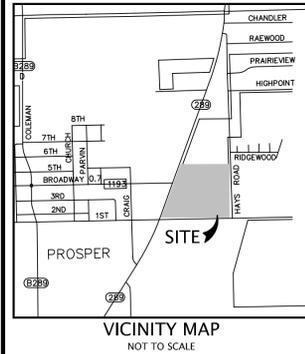
Town Staff Recommendation:

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 approval of all emergency access, fire hydrants, fire department connections (FDC) and fire lanes, including widths, radii, and location.

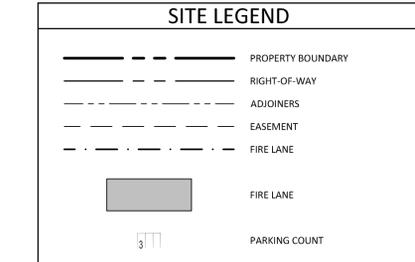
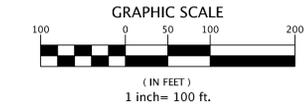
NOTES

1. ALL FIRE LANES SHALL BE A MINIMUM OF 24 FT AND SHALL HAVE A MINIMUM RADIUS OF 30 FT. THE RADIUS MAY BE REDUCED TO 20 FT IF THE FIRE LANE IS A MINIMUM OF 30 FT IN WIDTH (BOTH DIRECTIONS).
2. NO PART OF ANY BUILDING SHALL BE LESS THAN 150 FT FROM A FIRE LANE MEASURED "AS THE HOSE LAYS."
3. FIRE DEPARTMENT CONNECTIONS (FDC'S) SHALL BE A MINIMUM OF 100 FT FROM A FIRE HYDRANT.
4. FIRE HYDRANTS SHALL BE INSTALLED AT ALL DRIVE APPROACHES INTO THE DEVELOPMENT.
5. FIRE HYDRANTS SHALL BE INSTALLED AT A MINIMUM SPACING OF 300 FT AS MEASURED ALONG FIRE LANES AND LOCATED AT FIRE LANE INTERSECTIONS WHERE FEASIBLE.
6. ADDITIONAL FIRE HYDRANTS MAY BE REQUIRED AS DETERMINED BY THE FIRE MARSHAL SUBJECT TO FINAL LAYOUT AND USES.
7. THROAT DEPTHS AND DRIVE APPROACHES TO BE BUILT PER TOWN OF PROSPER STANDARDS.
8. PUBLIC INFRASTRUCTURE SHOWN FOR FUTURE LOTS IS FOR CONCEPTUAL PURPOSES ONLY AND REFLECTS HOW UTILITIES SHOULD BE EXTENDED AS THE OVERALL TRACT DEVELOPS. ALL PUBLIC INFRASTRUCTURE SHALL BE DESIGNED TO CURRENT TOWN OF PROSPER STANDARDS AND DESIGN CRITERIA.
9. THE ONSITE TREES WERE REVIEWED BY AN ENVIRONMENTAL SCIENTIST FROM DUNAWAY, AND NO PROTECTED TREES WERE FOUND ONSITE. ALL TREES WERE UNPROTECTED AND UNDER 20 CALIPER INCHES, THEREFORE NO TREE MITIGATION OR SURVEY IS REQUIRED.



~0.9 MILES TO PROSPER TRAIL

ZONING: SF-15



SITE PLAN NOTES:

- ANY REVISION TO THIS PLAN WILL REQUIRE TOWN APPROVAL AND WILL REQUIRE REVISIONS TO ANY CORRESPONDING PLANS TO AVOID CONFLICTS BETWEEN PLANS.
1. DUMPSTER AND TRASH COMPACTORS SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
 2. OPEN STORAGE, WHERE PERMITTED, SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
 3. OUTDOOR LIGHTING SHALL COMPLY WITH THE LIGHTING AND GLARE STANDARDS CONTAINED WITHIN THE ZONING ORDINANCE AND SUBDIVISION REGULATION ORDINANCE.
 4. LANDSCAPING SHALL CONFORM TO LANDSCAPE PLANS APPROVED BY THE TOWN.
 5. ALL ELEVATIONS SHALL COMPLY WITH THE STANDARDS CONTAINED WITHIN THE ZONING ORDINANCE.
 6. BUILDINGS OF 5,000 SQUARE FEET OR GREATER SHALL BE 100% FIRE SPRINKLED. ALTERNATIVE FIRE PROTECTION MEASURES MAY BE APPROVED BY THE FIRE DEPARTMENT.
 7. FIRE LANES SHALL BE DESIGNED AND CONSTRUCTED PER TOWN STANDARDS OR AS DIRECTED BY THE FIRE DEPARTMENT.
 8. TWO POINTS OF ACCESS SHALL BE MAINTAINED FOR THE PROPERTY AT ALL TIMES.
 9. SPEED BUMPS/HUMPS ARE NOT PERMITTED WITHIN A FIRE LANE.
 10. HANDICAPPED PARKING AREAS AND BUILDING ACCESSIBILITY SHALL CONFORM TO THE AMERICANS WITH DISABILITIES ACT (ADA) AND WITH THE REQUIREMENTS OF THE CURRENT, ADOPTED BUILDING CODE.
 11. ALL SIGNAGE IS SUBJECT TO BUILDING OFFICIAL APPROVAL.
 12. ALL FENCES AND RETAINING WALLS SHALL BE SHOWN ON THE SITE PLAN AND ARE SUBJECT TO BUILDING OFFICIAL APPROVAL.
 13. ALL EXTERIOR BUILDING MATERIAL SHALL BE SUBJECT TO BUILDING OFFICIAL APPROVAL AND SHALL CONFORM TO THE APPROVED FACADE PLAN.
 14. SIDEWALKS OF NOT LESS THAN SIX (6') FEET IN WIDTH ALONG THOROUGHFARES AND COLLECTORS AND FIVE (5') FEET IN WIDTH ALONG RESIDENTIAL STREETS, AND BARRIER FREE RAMPS AT ALL CURB CROSSINGS SHALL BE PROVIDED PER TOWN STANDARDS.
 15. APPROVAL OF SITE PLAN IS NOT FINAL UNTIL ALL ENGINEERING PLANS ARE APPROVED BY THE TOWN ENGINEER.
 16. SITE PLAN APPROVAL IS REQUIRED PRIOR TO GRADING RELEASE.
 17. ALL NEW ELECTRICAL LINES SHALL BE INSTALLED AND/OR RELOCATED UNDERGROUND.
 18. ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW IN ACCORDANCE WITH THE ZONING ORDINANCE.
 19. BUILDING FACADES SHALL ADHERE TO ALL APPLICABLE ZONING ORDINANCES.
 20. THE PROPOSED LOADING AND DUMPSTER LOCATIONS WILL BE IDENTIFIED DURING THE SITE PLAN APPROVAL PROCESS.
 21. ALL LANDSCAPING SHALL ADHERE TO ALL APPLICABLE ZONING ORDINANCES.
 22. AT THE TIME OF SITE PLAN/CONSTRUCTION DOCUMENTS, TRAFFIC CALMING DEVICES SHALL BE DETERMINED AT LOCATIONS SPECIFIED PER TOWN OF PROSPER CODE.
 23. PRELIMINARY EMERGENCY ACCESS DRIVE. THIS WILL BE DESIGNED AND COORDINATED WITH TOWN OF PROSPER ENGINEERING AND FIRE DEPARTMENT AS A PART OF THE FINAL SITE PLAN.
 24. FUTURE PADS ARE SHOWN FOR REFERENCE ONLY. UPDATED FINAL SITE PLANS SHALL BE SUBMITTED FOR REVIEW TO THE TOWN OF PROSPER PRIOR TO DEVELOPMENT.

SITE SUMMARY	Pad 6	Pad 7	Pad 8	Pad 9	Block A, Lot 7	MEMORY CARE TRACT
ZONING	PD-7	PD-7	PD-7	PD-7	PD-7	PD-7
PROPOSED USE	C-Commercial	C-Commercial	C-Commercial	C-Commercial	C-Commercial	MEDICAL CARE FACILITY
PROJECTED LOT AREA (GROSS)	62,291 S.F./1.43 AC.	37,026 S.F./0.85 AC.	40,947 S.F./0.94 AC.	39,640 S.F./0.91 AC.	1,139,292 S.F./26.16 AC.	185,564 S.F./4.26 AC.
BUILDING AREA (S.F.)	3,093	3,000	3,000	5,000	206,083	80,901
BUILDING HEIGHT (FEET)	Max. 40.0'	30'0"				
LOT COVERAGE (PERCENT)	5.0%	8.1%	7.3%	12.6%	18.1%	43.6%
FLOOR AREA RATIO	0.05:1	0.081:1	0.073:1	0.126:1	0.181:1	0.436:1
TOTAL REQUIRED PARKING (NO. OF SPACES)	13 Spaces (1:250)	12 Spaces (1:250)	12 Spaces (1:250)	20 Spaces (1:250)	825 Spaces (1:250)	77 SPACES* (328 BEDS, 10,878 SF OUTDOOR AREA)*
PARKING PROVIDED (NO. OF SPACES)	13 Spaces	24 Spaces	28 Spaces	34 Spaces	1,082 Spaces	81 SPACES

*REQUIRED PARKING IS CALCULATED AS ONE (1) SPACE FOR EVERY FIVE (5) BEDS AND ONE (1) PARKING SPACE FOR EACH ONE THOUSAND (1,000) SQUARE FEET OF LOT AREA FOR OUTDOOR USES. HANDICAP PARKING IS REQUIRED TO BE 2% OF TOTAL PROVIDED SPACES PER ADA REQUIREMENTS.

SITE SUMMARY	Pad 6	Pad 7	Pad 8	Pad 9	Block A, Lot 7	MEMORY CARE TRACT
REQUIRED HANDICAP PARKING (NO. OF SPACES)	1 Space	1 Space	1 Space	1 Space	13 Space	2 SPACES
PROVIDED HANDICAP PARKING (NO. OF SPACES)	2 Spaces	2 Spaces	2 Spaces	2 Spaces	29 Spaces	7 SPACES
INTERIOR LANDSCAPE REQUIRED (S.F.)	632	618	641	724	14,164	2,784
INTERIOR LANDSCAPE PROVIDED (S.F.)	743	824	701	819	25,909	10,878
IMPERVIOUS AREA (S.F.)	43,094	30,402	34,066	34,729	1,164,920	135,336
OPEN SPACE REQUIRED (S.F.)	6,229	3,703	4,095	3,964	132,390	18,556
OPEN SPACE PROVIDED (S.F.)	18,454	5,800	6,180	4,092	162,057	23,264

ADDITIONAL INFORMATION:

1. ALL ITEMS SHOWN AND LISTED AS "FUTURE" ARE FOR CONCEPTUAL PURPOSES ONLY AND DO NOT NECESSARILY REFLECT ULTIMATE BUILD OUT, BUT ARE INTENDED TO CONVEY THE OVERALL INTENT OF THE FUTURE DEVELOPMENT WITHIN THE PROSPER TOWN CENTER. THIS PRELIMINARY SITE PLAN SHOWS HOW THE MEMORY CARE FACILITY WILL FUNCTION WITH THE EXISTING INFRASTRUCTURE AS WELL AS HOW IT FITS WITH THE OVERALL GENERAL SITE. THE CONCEPTUAL ITEMS SHOWN DO NOT NECESSARILY REFLECT CURRENT TOWN STANDARDS. AS NEW DEVELOPMENT IS PROPOSED, THE PRELIMINARY SITE PLAN WILL BE MODIFIED TO REFLECT NEW CONDITIONS AND A FINAL SITE PLAN FOR EACH SPECIFIED PARCEL WILL BE SUBMITTED TO THE TOWN OF PROSPER FOR REVIEW. ALL FINAL SITE PLAN LAYOUTS MUST MEET CURRENT TOWN STANDARDS AND REGULATIONS WHICH INCLUDE, BUT ARE NOT LIMITED TO DIMENSIONS, FIRE COVERAGE, DUMPSTER LAYOUTS, BUILDING AND LANDSCAPE SETBACKS, SCREENING, DRIVEWAY THROAT DEPTH, EASEMENT DEDICATION, PARKING REQUIREMENTS, LANDSCAPE REQUIREMENTS.

PROSPER TOWN CENTER
 LOT 6, BLOCK A
 CASE #D15-0087
 44.61 ACRES
 12/7/2015

OWNER:
 HODGES DEVELOPMENT
 C/O: GARY DEVEER
 4445 ALPHA ROAD, SUITE 110
 DALLAS, TX 75244
 PHONE: (972) 387-1000

APPLICANT:
 DUNAWAY ASSOCIATES, LP
 C/O: ADAM S. REEVES, P.E.
 170 N. PRESTON ROAD, SUITE 10
 PROSPER, TX 75078
 PHONE: (469) 481-6747

NO.	DATE	DESCRIPTION

PRELIMINARY SITE PLAN

DUNAWAY
 170 N. Preston Road • Suite 10 • Prosper, Texas 75078
 Tel: 469-481-6747 | Fax: 469-481-1141

PROSPER TOWN CENTER
 S.H. 289 @ C.R. 78
 PROSPER, TEXAS

PRELIMINARY FOR REVIEW ONLY. THESE DOCUMENTS ARE FOR DESIGN REVIEW ONLY AND NOT INTENDED FOR THE PURPOSES OF CONSTRUCTION, BIDDING OR PERMIT. THEY WERE PREPARED BY, OR UNDER THE SUPERVISION OF:

ADAM S. REEVES
 P.E.# 98410
 DATE: December 7, 2015

JOB NO.	B0001830.002
DRAWN BY:	MMP
DESIGNED BY:	-
CHECKED BY:	ASR
DATE:	12/07/15
SHEET:	C1.0

FILE PATH: C:\Users\adamr\Documents\Projects\Prosper\Prosper Town Center\Drawings\Site Plans\PRELIMINARY SITE PLAN.dwg
 PLOTTED ON: Monday, December 07, 2015



PLANNING

To: Planning & Zoning Commission
From: Jonathan Hubbard, Planner
Through: Alex Glushko AICP, Senior Planner
Re: Planning & Zoning Commission Meeting – December 15, 2015

Agenda Item:

Consider and act upon a Conveyance Plat for Prosper Town Center, Phase 4, Block A, Lot 1, on 4.3± acres, located on the east side of Hays Road, 900± feet north of First Street. The property is zoned Planned Development-7 (PD-7). (D15-0092).

Description of Agenda Item:

The purpose of this plat is to dedicate easements to allow for property transaction and commercial development on Lot 1.

As a companion item, the Preliminary Site Plan for Prosper Town Center (D15-0087) is on the December 15, 2015 agenda.

Budget Impact:

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

Legal Obligations and Review:

The Conveyance Plat meets minimum development requirements.

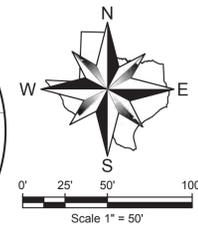
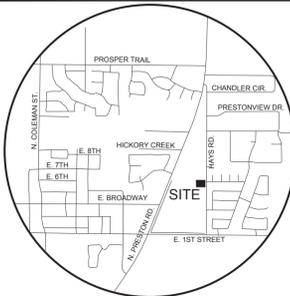
Attached Documents:

1. Conveyance Plat

Town Staff Recommendation:

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

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

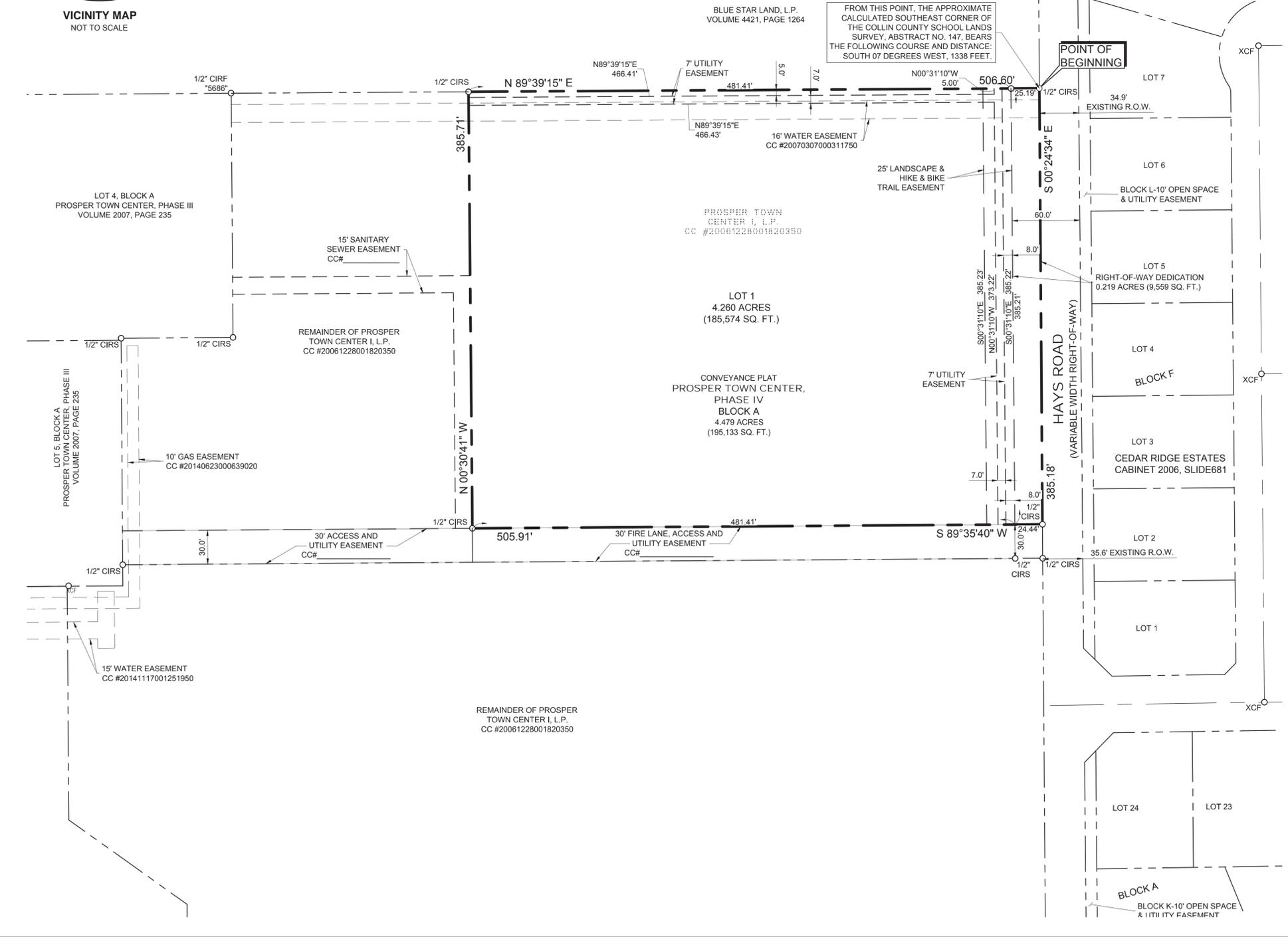


ABBREVIATION LEGEND

ABBR.	DEFINITION
IRF	IRON ROD FOUND
CIRS	IRON ROD SET w/CAP STAMPED "WA"
CIRF	IRON ROD FOUND w/CAP
XCS	"X" CUT IN CONCRETE SET
XCF	"X" CUT IN CONCRETE FOUND
CM	CONTROLLING MONUMENT
AMON	TxDOT ALUMINUM MONUMENT
BMON	TxDOT BRASS MONUMENT

Notice: A conveyance plat is a record of property approved by the Town of Prosper, Texas, for the purpose of sale or conveyance in its entirety or interests thereon defined. No building permit shall be issued nor permanent public utility service provided until a final plat is approved, filed of record and public improvements accepted in accordance with the provisions of the Subdivision Ordinance of the Town of Prosper. Finding a portion of this addition by metes and bounds is a violation of town ordinance and state law and is subject to fines and withholding of utilities and building permits.

No floodplain exists on the site.



REVISION	DATE	APPROV.



COLLIN COUNTY SCHOOL LAND #12 SURVEY, ABSTRACT NO. 147
 TOWN OF PROSPER, COLLIN COUNTY, TEXAS
 PRESTON DEVELOPMENT, LTD.
 170 N. PRESTON RD., #10
 PROSPER, TEXAS 75078

CONVEYANCE PLAT
**PROSPER TOWN CENTER,
 PHASE IV
 BLOCK A, LOT 1**

CASE #D15-0092
 CONVEYANCE PLAT
**PROSPER TOWN CENTER,
 PHASE IV
 BLOCK A, LOT 1**
 BEING 4.479 ACRES (195,133 SQ. FT.) gross
 - 0.219 ACRES (9,559 SQ. FT.) R.O.W. dedication
 4.260 ACRES (185,574 SQ. FT.) net
 ACRES OUT OF THE COLLIN COUNTY SCHOOL LAND #12,
 ABSTRACT NO. 147
 TOWN OF PROSPER, COLLIN COUNTY, TEXAS

OWNER:
 PRESTON DEVELOPMENT, LTD.
 170 N. PRESTON RD. #10
 PROSPER, TX 75078
 PH: 214-533-3329

APPLICANT/SURVEYOR:
 WINKELMANN & ASSOCIATES, INC.
 6750 HILLCREST PLAZA DR., STE #325
 DALLAS, TX 75230
 PH: 972-490-7090

Date : 09.28.15
 Scale : 1" = 50'
 File : 58505-CPLT
 Project No. : 58505

SHEET
1
OF
2

OWNERS CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS, We, Prosper Town Center I, L.P., are the sole owners of a tract of land situated in the COLLIN COUNTY SCHOOL LAND #12 SURVEY, ABSTRACT NO. 147, City of Prosper, Collin County, Texas and being a portion of a tract of land described in deed to Prosper Town Center I, L.P. as recorded in County Clerk's Instrument No. 20061228001820350, Official Public Records, Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with a red plastic cap stamped "W.A.I." set for the Southeast corner of a tract of land described in deed to Blue Star Land, L.P. as recorded in Volume 4421, Page 1264, Official Public Records, Collin County, Texas, and the Northeast corner of said Preston Development, Ltd. tract, said point being in County Road 77 (Hays Road), a variable width right-of-way;

THENCE South 00 deg 24 min 34 sec East, along the East line of said Preston Development tract, a distance of 385.18 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I." set for corner;

THENCE South 89 deg 35 min 40 sec West, departing the East line of said Preston Development tract, over and across said Preston Development tract, a distance of 505.91 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I." set for corner;

THENCE North 00 deg 30 min 41 sec West, a distance of 385.71 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I." set for corner on the South line of said Blue Star Land tract;

THENCE North 89 deg 39 min 15 sec East, along the South line of said Blue Star Land tract and the North line of said Preston Development tract, a distance of 505.60 feet to the POINT OF BEGINNING.

CONTAINING within these metes and bounds 195,133 square feet or 4.479 acres of land, more or less. Bearings shown hereon are based upon the Northerly line of Lot 6, Block A, Prosper Town Center recorded in Cabinet 2008, Page 119, Official Public Records, Collin County, Texas.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT Prosper Town Center I, L.P. acting herein by and through its duly authorized officers, does hereby certify and adopt this plat designating the herein above described property as PROSPER TOWN CENTER, PHASE IV, Lots 1, Block A, an addition to the Town of Prosper, and does hereby dedicate to the public use forever, the streets and alleys shown thereon. The Prosper Town Center I, L.P. do herein certify the following:

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

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

WITNESS, my hand, this the _____ day of _____, 2015.

BY: Preston Development, Ltd.

John C. Harris, Manager

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 John C. Harris, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2015.

Notary Public, State of Texas

SURVEYOR'S CERTIFICATE

Know All Men By These Presents:

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

Dated this the _____ day of _____, 2015.

PRELIMINARY, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

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

STATE OF TEXAS §
COUNTY OF COLLIN §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2015.

Notary Public, State of Texas

EASEMENT LANGUAGE

LANDSCAPE EASEMENT

The undersigned covenants and agrees that the landscape easement and restrictions herein found 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.

ACCESS EASEMENT

The undersigned covenants and agrees that the access easement(s) may be utilized by any person or the general public for ingress and egress to other real property, and for the purpose of general public vehicular and pedestrian use and access, and for the Fire Department, Police, and emergency use in along, upon, and across said premises, with the right and privilege at all times of the Town of Prosper, its agents, employees, workmen, and representatives having ingress, egress, and regress in, along, upon, and across said premises.

CERTIFICATE OF APPROVAL

Approved this _____ day of _____, _____ by the Planning & Zoning Commission of the Town of Prosper, Texas.

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

CASE #D15-0092
CONVEYANCE PLAT
PROSPER TOWN CENTER,
PHASE IV
BLOCK A, LOT 1
BEING 4.479 ACRES (195,133 SQ. FT.) gross
- 0.219 ACRES (9,559 SQ. FT.) R.O.W. dedication
4.260 ACRES (185,574 SQ. FT.) net
ACRES OUT OF THE COLLIN COUNTY SCHOOL LAND #12,
ABSTRACT NO. 147
TOWN OF PROSPER, COLLIN COUNTY, TEXAS

OWNER:
PRESTON DEVELOPMENT, LTD.
170 N. PRESTON RD. #10
PROSPER, TX 75078
PH: 214-533-3329

APPLICANT/SURVEYOR:
WINKELMANN & ASSOCIATES, INC.
6750 HILLCREST PLAZA DR., STE #325
DALLAS, TX 75230
PH: 972-490-7090

SHEET
2
OF
2

COLLIN COUNTY SCHOOL LAND #12 SURVEY, ABSTRACT NO. 147
TOWN OF PROSPER, COLLIN COUNTY, TEXAS
PRESTON DEVELOPMENT, LTD.
170 N. PRESTON RD. #10
PROSPER, TEXAS 75078

CONVEYANCE PLAT
PROSPER TOWN CENTER,
PHASE IV
BLOCK A, LOT 1,

Date : 09.28.15
Scale : N/A
File : 58605-CPLT
Project No. : 58605

Winkelmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS
SURVEYORS
6750 HILLCREST PLAZA DRIVE, SUITE 325
DALLAS, TEXAS 75230
PHONE: (972) 490-7090
FAX: (972) 490-7099
Texas Surveyor No. 10386601 Expires 8/31/2015
Copyright © 2015, Winkelmann & Associates, Inc.



PLANNING

To: Planning & Zoning Commission
From: Jonathan Hubbard, Planner
Through: Alex Glushko, AICP, Senior Planner
Re: Planning & Zoning Commission Meeting – December 15, 2015

Agenda Item:

Consider and act upon a Site Plan for a new automobile sales/leasing facility (GST Prosper - Toyota), on 15.1± acres, located on the northwest corner of US 380 and future Mahard Parkway. The property is zoned Planned Development-43 (PD-43) and Specific Use Permit-9 (SUP-9). (D15-0090).

Description of Agenda Item:

The Site Plan shows a 45,436 square foot automobile sales/leasing building and a 4,271 square foot car wash building. The square footage of the proposed car wash exceeds the 2,860 square foot car wash that was approved with SUP-9; therefore, approval of this site plan is subject to the reduction in square footage of the car wash. Access is provided from US 380 and future Mahard Parkway. Adequate parking has been provided. The Site Plan conforms to the PD-43 and SUP-9 development standards.

As a companion item, the Final Plat for GST Prosper, Block A, Lot 1 (D15-0091) is on the December 15, 2015 agenda.

Budget Impact:

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

Legal Obligations and Review:

The Site Plan meets minimum development requirements.

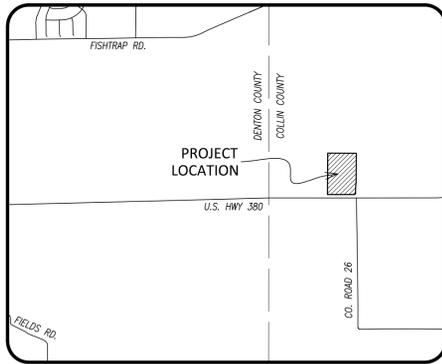
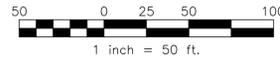
Attached Documents:

1. The Site Plan

Town Staff Recommendation:

Town staff recommends approval of the Site Plan subject to:

1. Town staff approval of civil engineering, landscape, irrigation and façade plans.
2. Town staff approval of all fire hydrants, fire department connections (FDC) and fire lanes, including widths, radii, and location.
3. Revising the Site Plan to remove the enhanced car display area from the access easement.
4. Revising the Site Plan to reduce the square footage of the proposed car wash in accordance with SUP-9.



LOCATION MAP
1" = 1000'

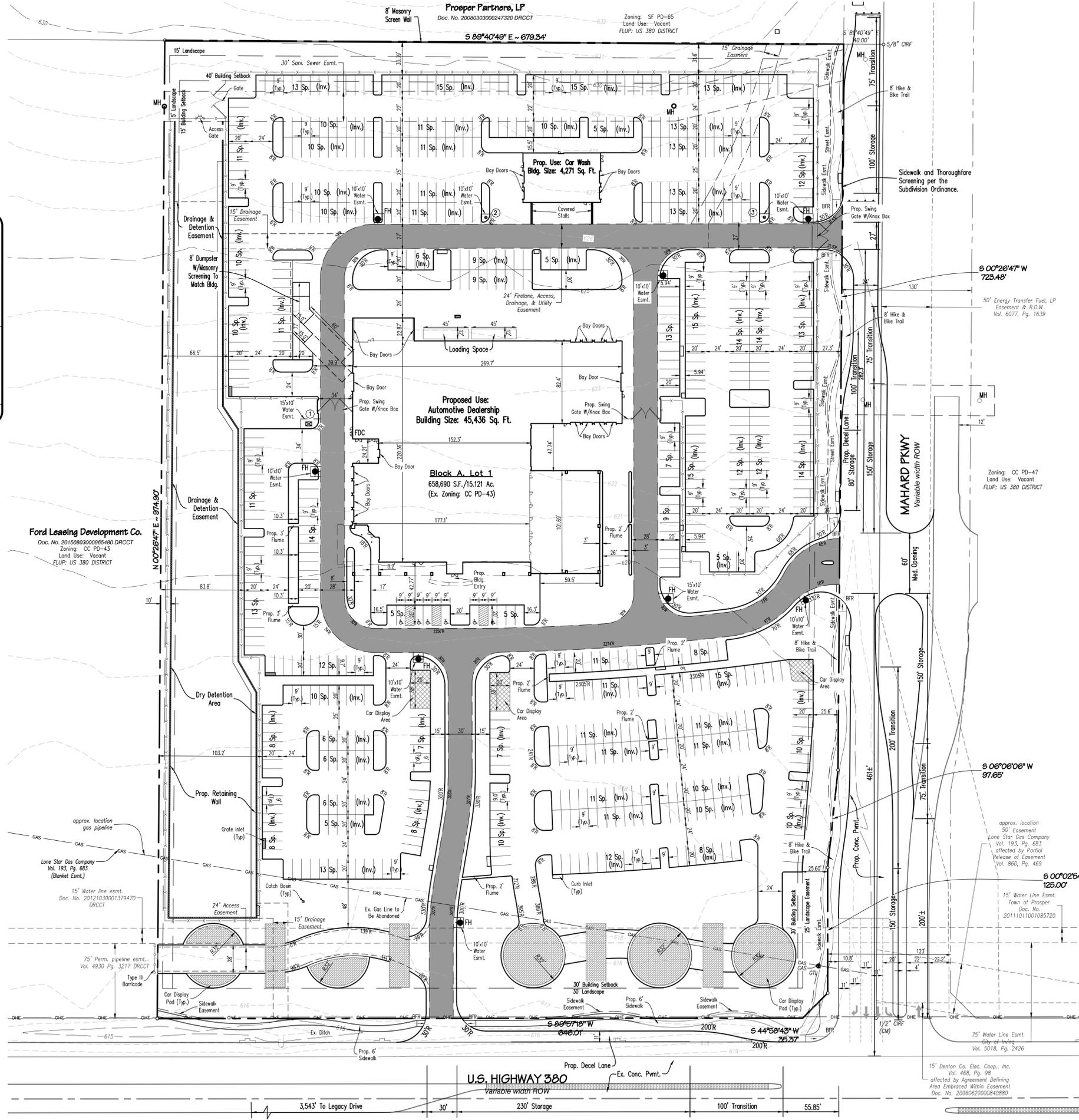
LEGEND
(Not all items may be applicable)

IRF	IRON ROD FOUND
CRIF	CAPPED IRON ROD FOUND
IPF	IRON PIPE FOUND
AMF	ALUMINUM MONUMENT FOUND
CM	CONTROL MONUMENT
ESMT.	EASEMENT
UTL.	UTILITY
DE	DRAINAGE EASEMENT
DUE	DRAINAGE AND UTILITY EASEMENT
UE	UTILITY EASEMENT
WE	WATER EASEMENT
SSE	SANITARY SEWER EASEMENT
SE	SIDEWALK EASEMENT
STE	STREET EASEMENT
FAUE	FIRELANE, ACCESS, & UTILITY EASEMENT
WW	WASTE WATER EASEMENT
R.O.W.	RIGHT-OF-WAY
BL	BUILDING LINE
Vol.	VOLUME
Pg.	PAGE
No.	NUMBER
NTS	NOT TO SCALE
Inst./Doc.	INSTRUMENT OR DOCUMENT
(DRCC)	DEED RECORDS, COLLIN COUNTY, TEXAS
(PRCC)	PLAT RECORDS, COLLIN COUNTY, TEXAS
(OPRCC)	OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS

- Notes:**
- The thoroughfare alignments shown on this exhibit are for illustration purposes and does not set the alignment. The alignment is determined at time of final plat.
 - No 100 year floodplain exists onsite.
 - All Dimensions are to face of curb or edge of building, unless otherwise, noted.

Water Meter & Sewer Schedule - Lot 1

I.D.	Type	Size	No.	Sewer	Remarks
①	Domestic	3"	1	6"	Proposed
②	Domestic	1"	1	6"	Proposed
③	Irrigation	2"	1	-	Proposed



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

SITE DATA

	LOT 1, BLOCK A
Zoning	CC PD-43 w/ SUP
Proposed Use	Automobile Sales/Leasing
Lot Area	15,121 Ac. (658,690 S.F.) - Net
Building Area	45,436 Sq. Ft.
Car Wash Bldg Area	4,271 Sq. Ft.
Building Height:	1 Story, 32' Max.
Car Wash Building Height:	1 Story, 23' 7" Max.
Lot Coverage	8.93%
Floor Area Ratio	0.0893:1
Parking Required	1 Sp/500 Sq. Ft.=100 Spaces
Customer/Employee Parking Provided:	108 Spaces (Incl. 6 HC)
Inventory Parking Provided	644 Spaces
Total Parking Provided	752 Spaces (Incl. 6 HC)
Total Impervious Surface	371,409 Sq. Ft.
Required Open Space (7%)	46,108 Sq. Ft.
Provided Open Space	84,860 Sq. Ft.
Required Landscape Area	15 Sq. Ft Per Pkg Sp=10,425 Sq. Ft.
Provided Landscape Area	23,385 Sq. Ft.

SYMBOL LEGEND

	FIRELANE ACCESS & UTILITY EASEMENT
	ENHANCED CAR DISPLAY AREA
	PROPOSED 4' ORNAMENTAL IRON FENCE
	EXISTING CONTOUR
	SANITARY SEWER MANHOLE
	FIRE HYDRANT
	BARRIER FREE RAMP
	INVENTORY

SITE PLAN
Case No. D15-0090

GST PROSPER
BLOCK A, LOT 1
IN THE TOWN OF PROSPER, COLLIN COUNTY, TEXAS
COLLIN CO. SCHOOL LAND SURVEY, ABST. NO. 147
15.121 Acres
Current Zoning: CC (Commercial Corridor) PD-43 w/ SUP-9

OWNER / APPLICANT
DALH - PROSPER, LLC
1375 Enclave Parkway
Houston, TX 77077
Telephone: (713) 580-3300
Contact: Josh Holm

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



PLANNING

To: Planning & Zoning Commission
From: Jonathan Hubbard, Planner
Through: Alex Glushko AICP, Senior Planner
Re: Planning & Zoning Commission Meeting – December 15, 2015

Agenda Item:

Consider and act upon a Final Plat for GST Prosper, Block A, Lot 1, on 15.1± acres, located on the northwest corner of US 380 and future Mahard Parkway. The property is zoned Planned Development-43 (PD-43) and Specific Use Permit-9 (SUP-9). (D15-0091).

Description of Agenda Item:

The Final Plat dedicates all easements necessary for development and conforms to the PD-43 and SUP-9 development standards.

As a companion item, the Site Plan for GST Prosper - Toyota (D15-0090) is on the December 15, 2015 agenda.

Budget Impact:

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

Legal Obligations and Review:

The Final Plat meets minimum development requirements.

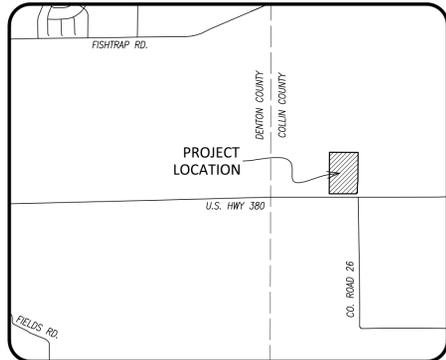
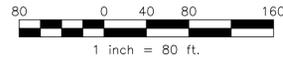
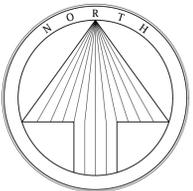
Attached Documents:

1. Final Plat

Town Staff Recommendation:

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

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



LOCATION MAP
1" = 1000'

LEGEND	
(Not all items may be applicable)	
○	1/2" IRON ROD WITH PLASTIC CAP STAMPED "SPIARSEN" FOUND, UNLESS OTHERWISE NOTED
IRF	IRON ROD FOUND
CIRF	CAPPED IRON ROD FOUND
AMF	ALUMINUM MONUMENT FOUND
CM	CONTROL MONUMENT
Esmt.	EASEMENT
UTIL	UTILITY
(BTP)	BY THIS PLAT
R.O.W.	RIGHT-OF-WAY
DRCCCT	DEED RECORDS, COLLIN COUNTY, TEXAS
PRCCT	PLAT RECORDS, COLLIN COUNTY, TEXAS
OPRCCT	OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS

NOTES:

1. Basis of bearing, horizontal and vertical position derived from the Texas NAD83 RTK Network—Texas State Plane Coordinate System, NAD83, North Central Zone (4202).
2. Selling a portion of this addition by metes and bounds is a violation of Town ordinance and state law and is subject to fines and withholding of utilities and building permits.
3. No Floodplain exists on this site.

Ford Leasing Development Co.
Doc. No. 201508030006480 OPRCCT

Prosper Partners, LP
Doc. No. 200803000247320 OPRCCT

MSW Prosper 380, L.P.
Doc. No. 20130114000547900 OPRCCT

STATE OF TEXAS §
COUNTY OF COLLIN §

OWNER'S CERTIFICATE

WHEREAS DALH-Prosper, L.L.C., is the owner of a tract of land situated in the Collin County School Land Survey, Abstract No. 147, Town of Prosper, Collin County, Texas, the subject tract being all of Lot 1, Block A, GST Prosper, according to the plat recorded in Cabinet 2015, Page 674 of the Plat Records, Collin County, Texas (PRCCT), as conveyed to Dalh-Prosper, L.L.C., recorded in Document No. 20141104001205930 of the Official Public Records, Collin County, Texas (OPRCCT), the subject tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod with plastic cap stamped "SPIARSEN" found on the north line of U.S. Highway 380, a variable width public right-of-way, for the southeast corner of a tract conveyed to Ford Leasing Development Co., recorded in Document No. 201508030006480 OPRCCT;

THENCE N 00°26'47" E, 974.90 feet along the common line thereof to a 1/2" iron rod with plastic cap stamped "SPIARSEN" found on the south line of a tract conveyed to Prosper Partners, LP, recorded in Document No. 200803000247320 OPRCCT;

THENCE S 89°40'49" E, 679.34 feet along the common line thereof to a 1/2" iron rod with plastic cap stamped "SPIARSEN" found for the northwest corner of Mahard Parkway, a variable width right-of-way created by said plat of GST Prosper;

THENCE along the west line of Mahard Parkway, the following:
S 00°26'47" W, 723.48 feet to a 1/2" iron rod with plastic cap stamped "SPIARSEN" found;

S 06°06'06" W, 97.65 feet to a 1/2" iron rod with plastic cap stamped "SPIARSEN" found

And S 00°02'54" E, 125.00 feet to a 1/2" iron rod with plastic cap stamped "SPIARSEN" found for the north end of a corner clip being the intersection of the west line of Mahard Parkway with the north line of U.S. Highway 380;

THENCE S 44°58'43" W, 35.37 feet along said corner clip to a 1/2" iron rod with plastic cap stamped "SPIARSEN" found;

THENCE S 89°57'18" W, 646.01 feet along the north line of U.S. Highway 380 to the POINT OF BEGINNING with the subject tract containing 658,690 square feet or 15.121 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
THAT DALH-PROSPER, L.L.C., acting herein by and through its duly authorized officers, does hereby certify and adopt this plat designating the herein above described property as GST Prosper, Lot 1, Block A, an addition to the Town of Prosper, and does hereby dedicate to the public use forever, the streets and alleys shown thereon. DALH-Prosper, L.L.C. does herein certify the following:

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

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

Witness our hands, this the _____ day of _____, 20____.

DALH-Prosper, L.L.C.

By: _____
Josh Holm, President

STATE OF TEXAS §
COUNTY OF _____ §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2015.

Notary Public, State of Texas

SURVEYOR'S CERTIFICATE

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

Dated this the _____ day of _____, 2015.

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

STATE OF TEXAS §
COUNTY OF COLLIN §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2015.

Notary Public, State of Texas



FINAL PLAT
Case No. D15-0091

GST PROSPER
LOT 1, BLOCK A
BEING 15.121 ACRES

IN THE TOWN OF PROSPER, COLLIN COUNTY, TEXAS
COLLIN COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 147

OWNER / APPLICANT
DALH-PROSPER, L.L.C.
1375 Enclave Parkway
Houston, TX 77077
Telephone: (713) 580-3300
Contact: Josh Holm

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

Drawn by: dband10, Plot Date: 12/9/2015, 9:21 AM
12/20/2015
Save By: dband10, Save Time: 12/22/2015
Drawing: ©2015, J08515-15-164, Towns of Prosper Engineering\15-164, Final Plat.dwg, Sheet By: dband10, Sheet No: 1



Prosper is a place where everyone matters.

PLANNING

To: Planning & Zoning Commission

From: Jonathan Hubbard, Planner

Through: Alex Glushko, AICP, Senior Planner

Re: Planning & Zoning Commission Meeting – December 15, 2015

Agenda Item:

Consider and act upon a Preliminary Site Plan for a retail, commercial, and office development (Gates of Prosper, Block B, Lots 1-5), on 36.0± acres, located on the northeast corner of Preston Road and future Richland Boulevard. The property is zoned Planned Development-67 (PD-67). (D15-0094).

Description of Agenda Item:

The Preliminary Site Plan shows retail/commercial buildings totaling 240,766 square feet. Access is provided from Preston Road, future Richland Boulevard and future Lovers Lane. Adequate parking has been provided. The Preliminary Site Plan conforms to the PD-67 development standards.

As a companion item, the Conveyance Plat for Gates of Prosper, Phase 1, Block B, Lots 1-5 (D15-0093) is on the December 15, 2015 agenda.

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:

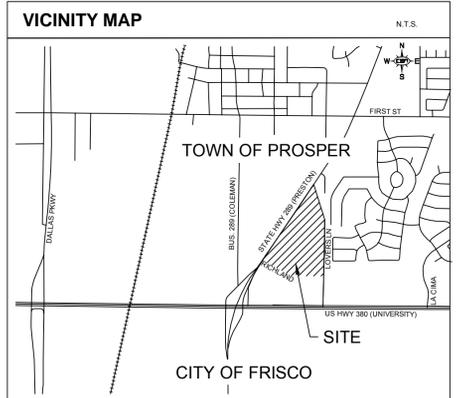
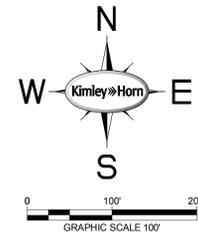
Town staff recommends approval of the Preliminary Site Plan subject to:

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

This design is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and consent of Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

TOWN OF PROSPER SITE PLAN NOTES

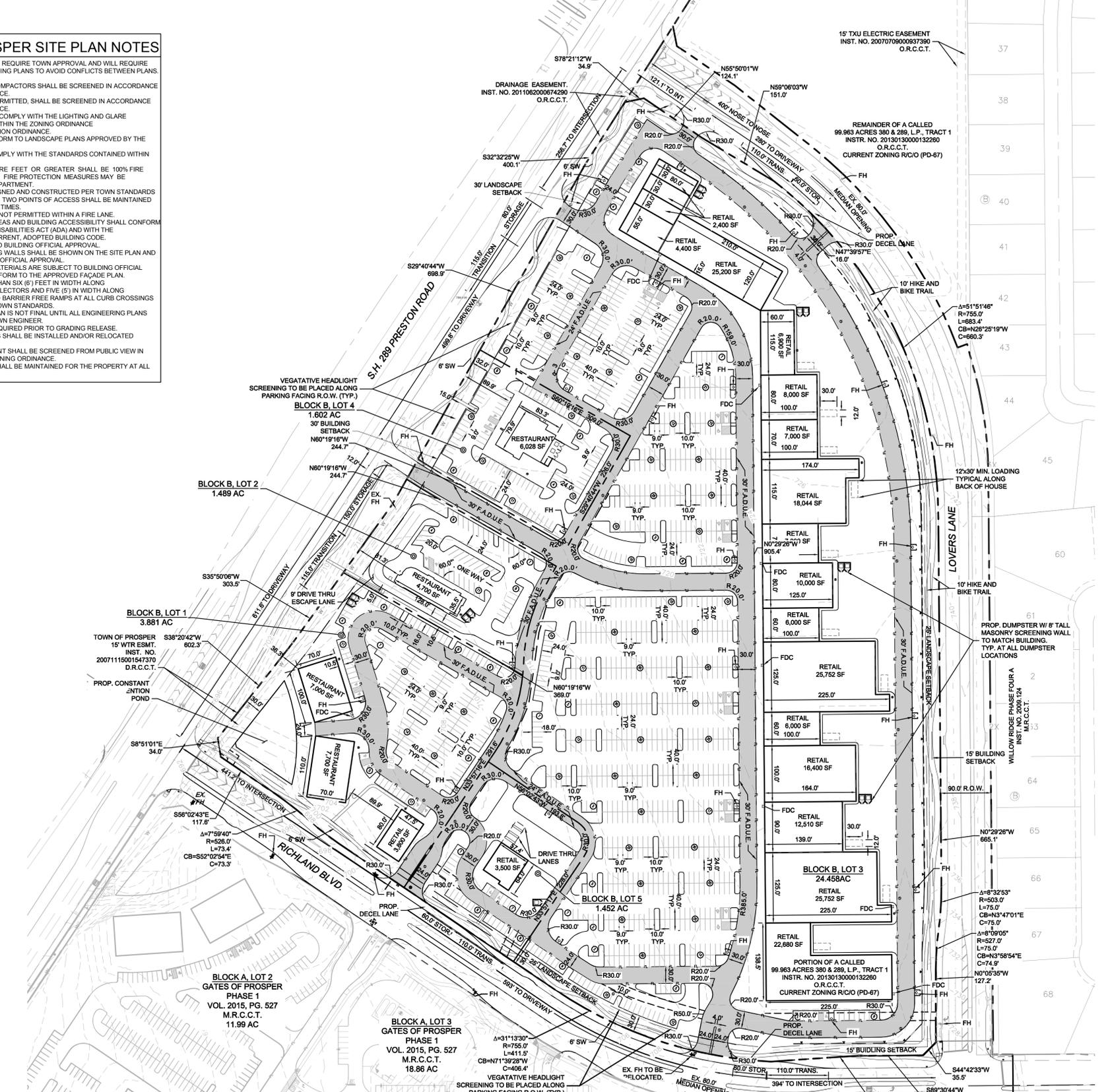
- ANY REVISION TO THIS PLAN WILL REQUIRE TOWN APPROVAL AND WILL REQUIRE REVISIONS TO ANY CORRESPONDING PLANS TO AVOID CONFLICTS BETWEEN PLANS.
- DUMPSTERS AND TRASH COMPACTORS SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
- OPEN STORAGE, WHERE PERMITTED, SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
- OUTDOOR LIGHTING SHALL COMPLY WITH THE LIGHTING AND GLARE STANDARDS CONTAINED WITHIN THE ZONING ORDINANCE.
- LANDSCAPING SHALL CONFORM TO LANDSCAPE PLANS APPROVED BY THE TOWN.
- ALL ELEVATIONS SHALL COMPLY WITH THE STANDARDS CONTAINED WITHIN THE ZONING ORDINANCE.
- BUILDINGS OF 5,000 SQUARE FEET OR GREATER SHALL BE 100% FIRE SPRINKLED. ALTERNATIVE FIRE PROTECTION MEASURES MAY BE APPROVED BY THE FIRE DEPARTMENT.
- FIRE LANES SHALL BE DESIGNED AND CONSTRUCTED PER TOWN STANDARDS OR AS DIRECTED BY THE ENGINEER. TWO POINTS OF ACCESS SHALL BE MAINTAINED FOR THE PROPERTY AT ALL TIMES.
- SPEED BUMPS/HUMPS ARE NOT PERMITTED WITHIN A FIRE LANE.
- HANDICAPPED PARKING AREAS AND BUILDING ACCESSIBILITY SHALL CONFORM TO THE AMERICANS WITH DISABILITIES ACT (ADA) AND WITH THE REQUIREMENTS OF THE CURRENT, ADOPTED BUILDING CODE.
- ALL SIGNAGE IS SUBJECT TO BUILDING OFFICIAL APPROVAL.
- ALL FENCES AND RETAINING WALLS SHALL BE SHOWN ON THE SITE PLAN AND ARE SUBJECT TO BUILDING OFFICIAL APPROVAL.
- ALL EXTERIOR BUILDING MATERIALS ARE SUBJECT TO BUILDING OFFICIAL APPROVAL AND SHALL CONFORM TO THE APPROVED FACADE PLAN.
- THOROUGHFARES AND COLLECTORS AND FIVE (5) IN WIDTH ALONG RESIDENTIAL STREETS, AND BARRIER FREE RAMPS AT ALL CURB CROSSINGS SHALL BE PROVIDED PER TOWN STANDARDS.
- APPROVAL OF THE SITE PLAN IS NOT FINAL UNTIL ALL ENGINEERING PLANS ARE APPROVED BY THE TOWN ENGINEER.
- 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.
- TWO POINTS OF ACCESS SHALL BE MAINTAINED FOR THE PROPERTY AT ALL TIMES.



LEGEND

---	PROPERTY LINE
- - -	PROPOSED FIRE LANE / FIRE ACCESS, DRAINAGE, AND UTILITY EASEMENT (F.A.D.U.E.)
- - -	EASEMENT LINE
- - -	SETBACK LINE
- - -	EXISTING CONTOUR
⊕	PROPOSED FIRE HYDRANT
⊙	PROPOSED SEWER MANHOLE
⊕	PROPOSED FIRE DEPT. CONNECTION
---	PROPOSED RETAINING WALL
⊕	EX. LIGHT POLE
⊕	EX. WATER METER
⊕	EX. FIRE HYDRANT (FH)
⊕	EX. STORM MANHOLE
⊕	EX. STORM INLET
⊕	EX. SAN. SWR. MANHOLE

- NOTES**
- NO FLOODPLAIN EXISTS ON THE SITE.
 - ALL DIMENSIONS ARE SHOWN TO FACE OF CURB UNLESS OTHERWISE NOTED.
 - FIRE LANES SHALL BE A MINIMUM OF 24' IN WIDTH WITH A 30' TURNING RADIUS.
 - FDC'S SHALL BE PROVIDED IN ACCORDANCE WITH THE TOWN OF PROSPER STANDARDS.
 - TREES SHALL NOT BE LOCATED WITHIN PUBLIC EASEMENTS IN ACCORDANCE WITH TOWN STANDARDS. ORNAMENTAL TREES MAY BE LOCATED WITHIN THE 20' WATER EASEMENT (LOCATED ALONG THE NORTH SIDE OF THE 75' CITY OF IRVING EASEMENT) NO CLOSER THAN FOUR FEET (4') TO THE WATER LINE AND REQUIRING INSTALLATION OF A ROOT BARRIER.
 - FOUNDATION PLANTINGS TO BE PROVIDED IN ACCORDANCE WITH THE ZONING ORDINANCE.
 - NO UTILITY EASEMENTS SHALL BE LOCATED INSIDE LANDSCAPE SETBACK ALONG PRESTON ROAD, RICHLAND DRIVE AND LOVERS LANE.
 - ALL PROPOSED OPEN STORAGE SHALL BE SCREENED IN ACCORDANCE WITH THE REQUIREMENTS OF THE ZONING ORDINANCE.



Kimley»Horn

PRELIMINARY SITE PLAN
THE GATES OF PROSPER
BLOCK B, LOTS 1-5
 CASE # D15-0094
 36.04 ACRES
 BEN RENISON SURVEY, ABSTRACT NO. 755
 TOWN OF PROSPER, COLLIN COUNTY, TEXAS
 PREPARATION DATE: DECEMBER, 8 2015

BLOCK	LOT	ZONING	PROPOSED USE	LOT AREA (SF)	LOT AREA (AC)	BUILDING AREA (SF)	MAX BUILDING HEIGHT (FT)	COVERAGE (%)	FLOOR AREA RATIO	PARKING REQUIRED	PARKING PROVIDED	ADA PARKING REQUIRED	ADA PARKING PROVIDED	INTERIOR LANDSCAPE REQUIRED (SF)	INTERIOR LANDSCAPE PROVIDED (SF)	IMPERVIOUS AREA (SF)	OPEN SPACE REQUIRED (SF)	OPENSAPCE PROVIDED (SF)
B	1		RESTAURANT & RETAIL	169,041.0	3.88	18,500	1-Story, 29'	10.94	0.11:1	163	168	6	6	2,520	6,184	98,240	11,833	40,662
B	2	PD-67	RESTAURANT	64,858.0	1.49	4,700	1-Story, 24'	7.25	0.07:1	47	48	2	2	720	1,495	41,615	4,540	12,727
B	3	(R/C/O)	RETAIL	1,065,402.0	24.46	208,038	1-Story, 30'	19.53	0.20:1	832	1054	17	22	15,810	28,811	875,110	74,578	78,050
B	4		RESTAURANT	69,779.0	1.60	6,028	1-Story, 24'	8.64	0.09:1	61	81	3	4	1,215	2,965	46,366	4,885	12,332
B	5		RETAIL	63,285.0	1.45	3,500	1-Story, 23'-6"	5.53	0.06:1	14	30	2	2	450	1,005	38,981	4,430	17,403

ENGINEER / SURVEYOR / APPLICANT
 KIMLEY-HORN AND ASSOCIATES, INC.
 5750 GENESIS COURT, SUITE 200
 FRISCO, TX 75034
 PHONE (972) 335-3580
 FAX (972) 335-3779
 CONTACT: CHRISTOPHER LEPPERT, P.E.

DEVELOPER
 BLUE STAR LAND
 8000 WARREN PARKWAY
 FRISCO, TX 75034
 PHONE (972) 543-2412
 CONTACT: SCOTT SHIP

OWNER
 380 & 285, LP
 8000 WARREN PARKWAY
 FRISCO, TX 75034
 PHONE (972) 543-2412
 CONTACT: SCOTT SHIP



PLANNING

To: Planning & Zoning Commission
From: Jonathan Hubbard, Planner
Through: Alex Glushko AICP, Senior Planner
Re: Planning & Zoning Commission Meeting – December 15, 2015

Agenda Item:

Consider and act upon a Conveyance Plat for Gates of Prosper, Phase 1, Block B, Lots 1-5, on 36.0± acres, located on the northeast corner of Preston Road and future Richland Boulevard. The property is zoned Planned Development-67 (PD-67). (D15-0093).

Description of Agenda Item:

The purpose of this Conveyance Plat is to dedicate easements to allow for the conveyance of property, but is not for development.

As a companion item, the Preliminary Site Plan for Gates of Prosper, Block B, Lots 1-5 (D15-0094) is on the December 15, 2015 agenda.

Budget Impact:

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

Legal Obligations and Review:

The Conveyance Plat meets minimum development requirements.

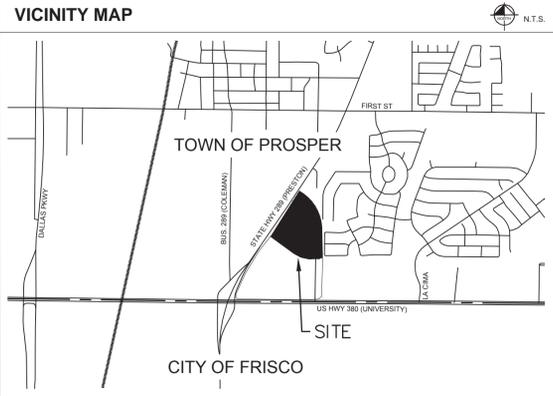
Attached Documents:

1. Conveyance Plat

Town Staff Recommendation:

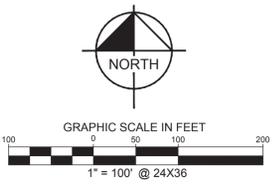
Town staff recommends approval of the Conveyance Plat, subject to:

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



LEGEND

---	BOUNDARY LINE
---	EASEMENT LINE
---	PROPERTY LINE
IRF	IRON ROD FOUND
IRFC	IRON ROD FOUND WITH CAP
IRSC	IRON ROD SET WITH CAP
NTS	NOT TO SCALE
(C.M.)	CONTROLLING MONUMENT
D.R.C.C.T.	DEED RECORDS OF COLLIN COUNTY, TEXAS
M.R.C.C.T.	MAP RECORDS OF COLLIN COUNTY, TEXAS
O.R.C.C.T.	OFFICIAL RECORDS OF COLLIN COUNTY, TEXAS
IND	FOUND
S.S.E.	SANITARY SEWER EASEMENT



- NOTES:**
- All corners set are monumented with a 5/8 inch iron rod with red plastic cap stamped "KHA", unless otherwise noted.
 - Bearing system based on the City of Frisco control network using Station No. 1 and its related azimuth mark. The bearings shown hereon are Surface values. To convert the Surface distances to Grid values, multiply the distances shown by a Combined Scale Factor of 0.999845935.
 - According to Map No. 48085C0235 J dated June 2, 2009, of the National Flood Insurance Program Map, Flood Insurance Rate Map of Collin County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, this property is located in Zone X (unshaded) and is not within a special flood hazard area. If this site is within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.
 - A conveyance plat is a record of property approved by the Town of Prosper, Texas, for the purpose of sale or conveyance in its entirety or interests thereon defined. No building permit shall be issued nor permanent public utility service provided until a final plat is approved, filed of record and public improvements accepted in accordance with the provisions of the Subdivision Ordinance of the Town of Prosper. Selling a portion of this addition by metes and bounds is a violation of City ordinance and state law and is subject to fines and withholding of utilities and building permits.
 - Landscape easements shall be required when a final platting of the lots within this conveyance plat are prepared.

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	36°52'12"	30.00'	19.31'	N62°23'22"E	18.97'
C2	27°07'36"	50.00'	23.67'	S47°31'04"W	23.45'
C3	27°07'36"	50.00'	23.67'	N47°31'04"E	23.45'
C4	32°04'23"	285.00'	159.54'	N17°55'04"E	157.46'
C5	27°47'51"	315.00'	152.83'	S15°46'49"W	151.33'
C6	90°00'00"	20.00'	31.42'	N15°19'16"W	28.28'
C7	3°37'58"	1015.00'	64.36'	S58°30'17"E	64.35'
C8	3°44'37"	985.00'	64.36'	S58°26'57"E	64.35'
C9	90°00'00"	20.00'	31.42'	N74°40'44"E	28.28'
C10	90°00'00"	30.00'	47.12'	N15°19'16"W	42.43'
C11	86°20'34"	30.00'	45.21'	N13°29'33"W	41.05'
C12	17°44'31"	30.00'	9.29'	N65°32'08"W	9.25'
C13	22°06'36"	30.00'	11.58'	S45°36'32"E	11.51'
C14	3°39'26"	470.00'	30.00'	S58°29'33"E	29.99'
C15	90°00'00"	50.00'	78.54'	N15°19'16"W	70.71'
C16	27°47'51"	285.00'	138.27'	S15°46'49"W	136.92'
C17	28°41'06"	315.00'	157.70'	N16°13'26"E	156.06'
C18	86°36'42"	30.00'	45.35'	S12°44'22"E	41.15'
C19	90°00'00"	54.00'	84.82'	N11°02'43"W	76.37'
C20	89°59'59"	54.00'	84.82'	S11°02'44"E	76.37'
C21	180°00'00"	20.00'	62.83'	N56°02'44"W	40.00'
C22	27°07'36"	50.00'	23.67'	S20°23'28"W	23.45'
C23	27°07'36"	50.00'	23.67'	N20°23'28"E	23.45'
C24	75°09'53"	30.00'	39.36'	S03°37'40"E	36.59'
C25	90°00'00"	30.00'	47.12'	N78°57'17"E	42.43'
C26	90°00'00"	30.00'	47.12'	S11°02'43"E	42.43'
C27	90°00'02"	50.00'	78.54'	N11°02'44"W	70.71'
C28	90°00'00"	20.00'	31.42'	S11°02'44"E	28.28'
C29	90°00'01"	30.00'	47.12'	S78°57'16"W	42.43'
C30	90°00'00"	30.00'	47.12'	N11°02'43"W	42.43'
C31	90°00'00"	30.00'	47.12'	S74°40'44"W	42.43'
C32	90°00'00"	20.00'	31.42'	N15°19'16"W	28.28'
C33	90°00'00"	30.00'	47.12'	N74°40'44"E	42.43'
C34	90°00'00"	30.00'	47.12'	S15°19'16"E	42.43'
C35	18°18'14"	492.50'	157.33'	S65°11'50"E	156.67'
C36	18°18'14"	507.50'	162.13'	S65°11'50"E	161.44'
C37	55°20'35"	800.00'	772.74'	N28°09'43"W	743.04'

LINE TABLE

NO.	BEARING	LENGTH
L1	N33°57'16"E	50.00'
L2	S29°40'44"W	24.10'
L3	S56°39'50"E	76.86'
L4	S56°39'50"E	100.41'
L5	N33°57'16"E	21.61'
L6	N33°57'16"E	10.01'
L7	N33°57'16"E	39.00'
L8	N33°57'17"E	21.60'
L9	N33°57'16"E	34.36'
L10	N56°02'43"W	88.11'
L11	S74°20'57"E	101.26'
L12	S74°20'57"E	103.39'
L13	N56°02'43"W	88.11'
L14	S23°50'15"W	48.76'
L15	S23°50'15"W	48.76'
L16	N56°02'43"W	61.42'
L17	N56°02'43"W	41.46'
L18	N60°19'16"W	42.00'
L19	S29°40'44"W	15.00'
L20	N60°19'16"W	42.00'
L22	S55°50'01"E	255.62'
L23	S00°29'28"E	752.74'
L24	N33°57'16"E	35.30'
L25	N33°57'16"E	56.03'
L26	N33°57'16"E	17.23'
L27	N23°35'16"E	79.53'
L28	N08°06'53"E	129.91'
L29	N15°56'04"E	58.86'
L30	N29°40'44"E	219.01'
L31	N60°19'16"W	2.50'

**CONVEYANCE PLAT
GATES OF PROSPER PHASE 1
BLOCK B, LOTS 1-5
AN ADDITION TO THE TOWN OF PROSPER**

36.040 ACRES (GROSS)
32.883 ACRES (NET)

SITUATED IN THE
BEN RENISON SURVEY, ABSTRACT NO. 755
TOWN OF PROSPER, COLLIN COUNTY, TEXAS
TOWN OF PROSPER CASE # D15-0093

Kimley»Horn

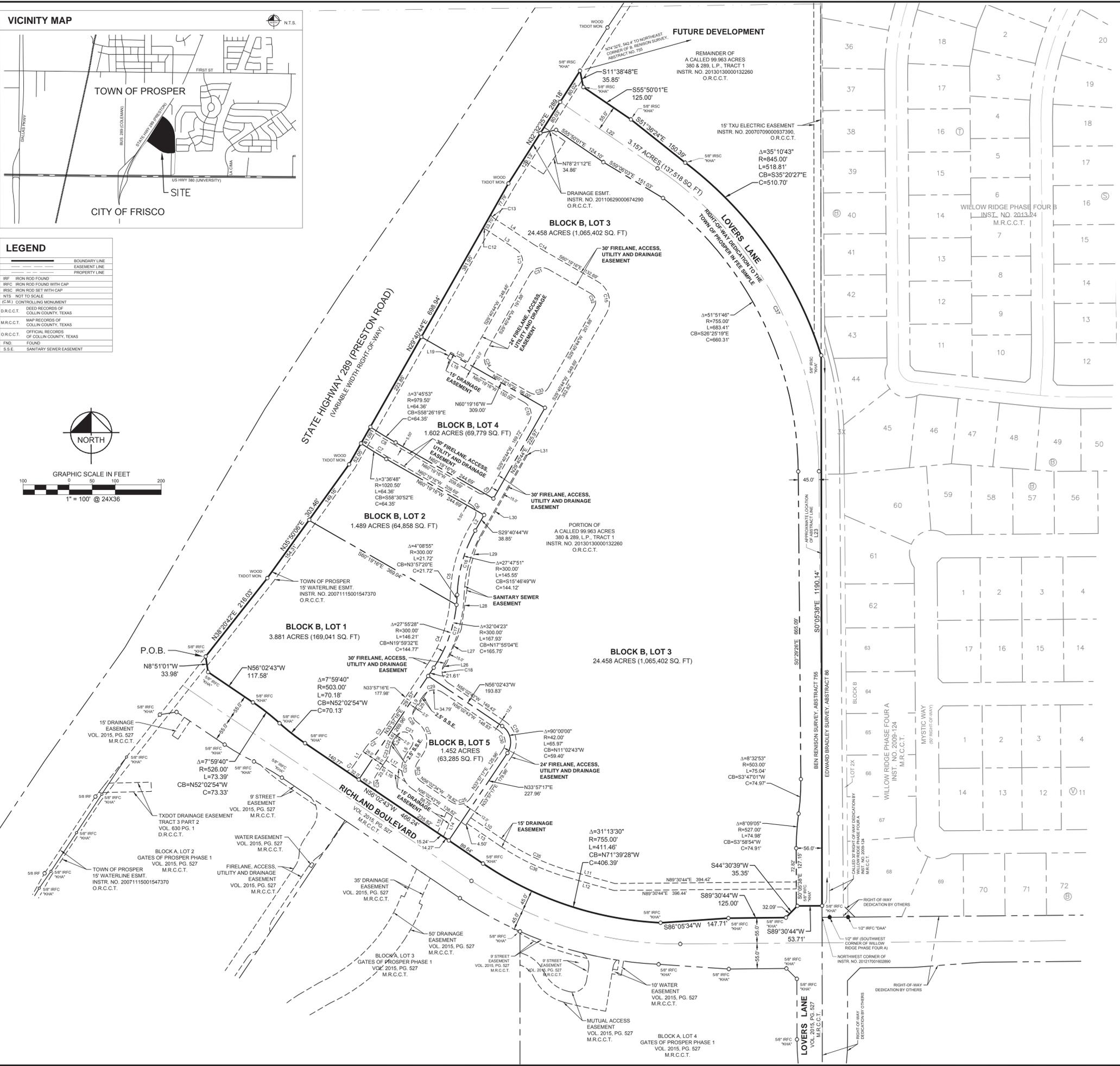
5750 Genesis Court, Suite 200
Frisco, Texas 75034
FIRM # 10193822
Tel. No. (972) 335-3580
Fax No. (972) 335-3779

OWNER:
380 & 289 L.P.
1 Cowboys Parkway
Irving, TX 75063-4999

ENGINEER:
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Frisco, TX 75034
P (972) 335-3580
F (972) 335-3779
Contact: Trey Braswell, P.E.

SURVEYOR:
Kimley-Horn and Associates
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Frisco, TX 75034
P (972) 335-3580
F (972) 335-3779
Contact: Michael B. Marx, R.P.L.S.

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	MBM	KHA	12/08/2015	068109008	1 OF 2



DRAWN: KIMLEY-HORN AND ASSOCIATES; PLOTTED BY: MARCO MICHAEL; DATE: 12/08/2015 10:52 AM; FILE: D:\PROJECTS\2015\GATES OF PROSPER\PHASE 1\CONVEYANCE PLAT.dwg

OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF COLLIN §

WHEREAS, **380 & 289, L.P.**, is the owner of a tract of land situated in the Ben Renison Survey, Abstract No. 755, Town of Prosper, Collin County, Texas and being out of a called 99.963 acre tract conveyed to them by 183 Land Corporation, described as Tract 1 in the Correction Deed recorded under instrument number 20130130000132260, Official Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod with a red plastic cap, stamped "KHA" found on the westerly line of said 99.963 acre tract, for the northwest corner of Gates of Prosper Phase 1, an addition to the Town of Prosper, Texas, according to the Conveyance Plat recorded in Volume 2015, Page 527, Plat Records of Collin County, Texas, same being the intersection of the northerly right of way line of Richland Boulevard, a variable width right of way, as created in said Gates of Prosper Phase 1 with the easterly right of way line of State Highway 289 (Preston Road), a variable width right of way;

THENCE along the westerly line of said 99.963 acre tract, and along the easterly right-of-way line of State Highway No. 289 (Preston Road), the following four (4) courses:

- 1. North 38°20'42" East, a distance of 216.03 feet to a wooden TxDOT monument found for a corner;
- 2. North 35°50'06" East, a distance of 303.46 feet to a wooden TxDOT monument found for a corner;
- 3. North 29°40'44" East, a distance of 698.94 feet to a wooden TxDOT monument found for a corner;
- 4. North 32°32'25" East, a distance of 289.18 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" set for a corner, from which a wooden TxDOT monument found for a corner bears North 32°32'25" East, 110.88 feet;

THENCE South 11°38'48" East, departing the westerly line of said 99.963 acre tract, the easterly right of way line of said State Highway No. 289 (Preston Road), and crossing said 99.963 acre, a distance of 35.85 feet a 5/8-inch iron rod with a red plastic cap, stamped "KHA" set for a corner;

THENCE South 55°50'01" East, continuing across said 99.963 acre tract, a distance of 125.00 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" set for a corner;

THENCE South 51°36'24" East, continuing across said 99.963 acre tract, a distance of 150.39 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" set at the beginning of a non-tangent curve to the right having a central angle of 35°10'43", a radius of 845.00 feet, a chord bearing and distance of South 35°20'27" East, 510.70 feet;

THENCE in a southerly direction, continuing across said 99.963 acre tract, and along the arc of said curve to the right, an arc distance of 518.81 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" set in County Road No. 73 for the end of said curve, same being on the easterly line of said 99.963 acre tract;

THENCE South 00°05'38" East, along the easterly line of said 99.963 acre tract and generally along said County Road No. 73, a distance of 1190.14 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" found for the northeast corner of aforesaid Gates of Prosper Phase 1;

THENCE South 89°30'44" West, departing the easterly line of said 99.963 acre tract, said County Road No. 73, along the northerly line of said Gates of Prosper Phase 1, a distance of 53.71 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for a corner on the northerly line of aforesaid Richland Boulevard;

THENCE in a westerly direction, along the northerly right of way line of said Richland Boulevard, the following nine (9) courses:

- 1. South 44°30'39" West, continuing across said 99.963 acre tract, a distance of 35.35 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for a corner;
- 2. South 89°30'44" West, continuing across said 99.963 acre tract, a distance of 125.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for a corner;
- 3. South 86°05'34" West, continuing across said 99.963 acre tract, a distance of 147.71 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner at the beginning of a non-tangent curve to the right having a central angle of 31°13'30", a radius of 755.00 feet, a chord bearing and distance of North 71°39'28" West, 406.39 feet;
- 4. In a northwesterly direction, with said curve to the right, an arc distance of 411.46 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for a corner;
- 5. North 56°02'43" West, continuing across said 99.963 acre tract, a distance of 466.24 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner at the beginning of a tangent curve to the right having a central angle of 07°59'40", a radius of 503.00 feet, a chord bearing and distance of North 52°02'54" West, 70.13 feet;
- 6. In a northwesterly direction, with said curve to the right, an arc distance of 70.18 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the point of reverse curvature of a curve to the left having a central angle of 7°59'40", a radius of 526.00 feet, a chord bearing and distance of North 52°02'54" West, 73.33 feet;
- 7. In a northwesterly direction, with said curve to the left, an arc distance of 73.39 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for a corner;
- 8. North 56°02'43" West, a distance of 117.58 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for a corner;
- 9. North 08°5'10" West, a distance of 33.98 feet to the **POINT OF BEGINNING** and containing 36.040 acres (1,569,882 square feet) of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT **380 & 289, L.P.**, acting herein by and through its duly authorized officers, does hereby certify and adopt this plat designating the herein above described property as **GATES OF PROSPER PHASE 1, BLOCK B, LOTS 1-5**, an addition to the Town of Prosper, and does hereby dedicate to the public use forever, the streets and alleys shown thereon. **380 & 289, L.P.**, does herein certify the following:

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

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the Town of Prosper, Texas. WITNESS, my hand, this the _____ day of _____, 20_____.

BY 380 & 289, L.P.

BY:

Authorized Signature Printed Name and Title

STATE OF TEXAS §

COUNTY OF _____ §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 20_____.

Notary Public, State of _____

ACCESS EASEMENT

The undersigned covenants and agrees that the access easement(s) may be utilized by any person or the general public for ingress and egress to other real property, and for the purpose of general public vehicular and pedestrian use and access, and for the Fire Department, Police, and emergency use in along, upon, and across said premises, with the right and privilege at all times of the Town of Prosper, its agents, employees, workmen, and representatives having ingress, egress, and regress in, along, upon, and across said premises.

FIRE LANE EASEMENT

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

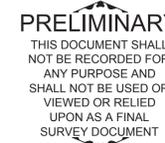
SURVEYOR'S CERTIFICATE

Know All Men By These Presents:

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

Dated this the _____ day of _____, 20_____.

Michael B. Marx
Registered Professional Land Surveyor No. 5181
Kimley-Horn and Associates, Inc.
5750 Genesis Court, Suite 200
Frisco, Texas 75034
Phone 972-335-3580
Fax 972-335-3779



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 Michael B. Marx, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 20_____.

Notary Public, State of Texas

CERTIFICATE OF APPROVAL

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

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

**CONVEYANCE PLAT
GATES OF PROSPER PHASE 1
BLOCK B, LOTS 1-5
AN ADDITION TO THE TOWN OF PROSPER**

**36.040 ACRES (GROSS)
32.883 ACRES (NET)**

**SITUATED IN THE
BEN RENISON SURVEY, ABSTRACT NO. 755
TOWN OF PROSPER, COLLIN COUNTY, TEXAS
TOWN OF PROSPER CASE # D15-0093**

Kimley»Horn

SURVEYOR:
Kimley-Horn and Associates
5750 Genesis Court, Suite 200
Frisco, TX 75034
P (972) 335-3580
F (972) 335-3779
Contact: Michael B. Marx, R.P.L.S.

ENGINEER:
Kimley-Horn and Associates
5750 Genesis Court, Suite 200
Frisco, TX 75034
P (972) 335-3580
F (972) 335-3779
Contact: Trey Braswell, P.E.

OWNER:
380 & 289 L.P.
1 Cowboys Parkway
Irving, TX 75063-4999

5750 Genesis Court, Suite 200
Frisco, Texas 75034
FIRM # 10193822
Tel. No. (972) 335-3580
Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	MBM	KHA	12/08/2015	068109008	2 OF 2



PLANNING

To: Planning & Zoning Commission
From: Jonathan Hubbard, Planner
Through: Alex Glushko, AICP, Senior Planner
Re: Planning & Zoning Commission Meeting – December 15, 2015

Agenda Item:

Consider and act upon a Preliminary Plat for Windsong Ranch, Phases 3C and 3D, for 175 single family residential lots and six (6) HOA/Open Space lots, on 125.6± acres, located on the west side of Windsong Parkway, 2,100± feet north of Fishtrap Road. The property is zoned Planned Development-40 (PD-40). (D15-0096).

Description of Agenda Item:

The Preliminary Plat shows 175 single family residential lots and six (6) HOA/Open Space lots. Access will be provided from Windsong Parkway. The Preliminary Plat conforms to PD-40 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.

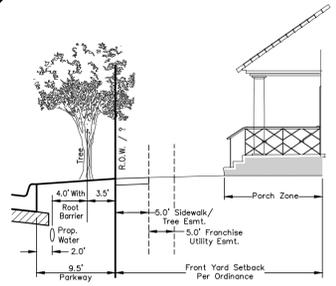
Attached Documents:

1. Preliminary Plat

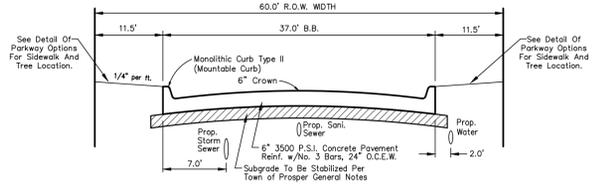
Town Staff Recommendation:

Town staff recommends approval of the Preliminary Plat subject to:

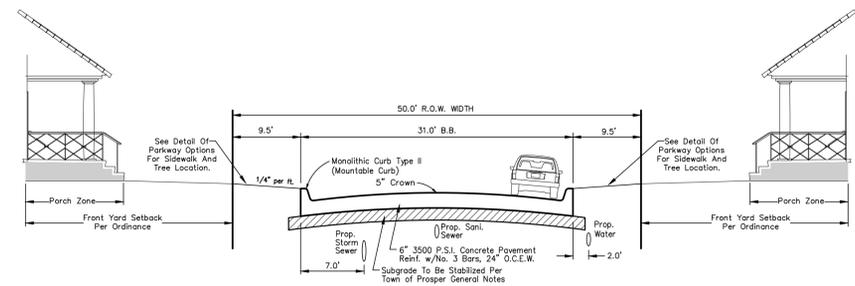
1. Additions and/or alterations to the easements on the Preliminary Plat by Town staff.
2. Town staff approval of all preliminary water, sewer, and drainage plans.
3. Town staff approval of all street names.
4. Addition of twenty-five (25) feet rear yard setbacks and fifteen (15) feet side yard setbacks for lots that back and side the base flood plain of major creeks.



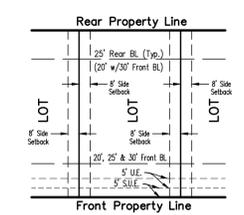
Parkway Detail
Not To Scale



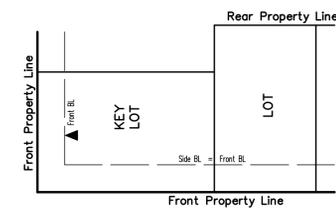
37' B-B Pavement Section
Not To Scale



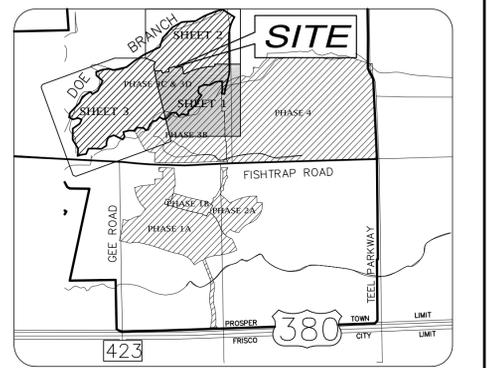
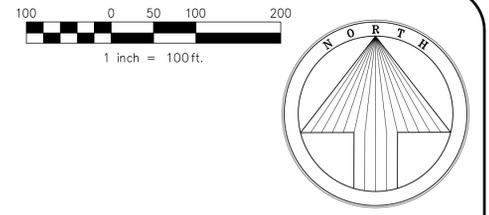
31' B-B Residential Pavement Section
Not To Scale



STANDARD LOT DETAIL FOR LOT TYPE A, B, C, & D



STANDARD KEY LOT DETAIL



LOCATION MAP / KEY MAP
N.T.S.

PHASE 3C & 3D
175 LOTS DEVELOPED TO PD-40 STANDARDS
125,597 ACRES (1.39 UNITS/ACRE)
AVERAGE LOT SIZE = 13,251.04 SF

Percentage of Lots Backing to Flood Plain

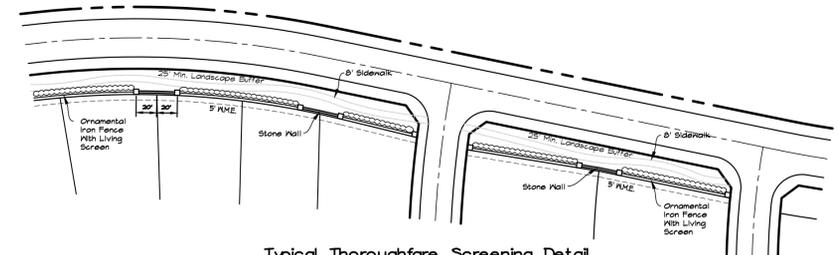
Tributary	LF Backing	LF Total	% Backing
Doe Branch Tributary 6	1,292	4,736	27%
Doe Branch Tributary 6.1	2,465	6,313	39%



- NOTES:**
- Selling a portion of this addition by metes and bounds is a violation of Town ordinance and state law and is subject to fines and withholding of utilities and building permits.
 - All corners are 1/2 inch iron rods with red plastic caps stamped "SPIARS ENG RPLS 5252" unless otherwise noted.
 - All development will comply with Town of Prosper PD-40 Requirements.
 - 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.
 - All open space areas, Lots 1-6, Block X, to be owned and maintained by the H.O.A.
 - Front yard setbacks are staggered per requirements of PD-40 and Zoning Ordinance Section 9.3.F.
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 - Lots 1-6, Block X to be used for sidewalks, trails and landscaping. Easements for these uses are granted by this plat.
 - No transformers or utility pedestals shall be allowed in the sidewalk and utility easement.
 - This property is subject to the street tree agreement between TVG Texas, L.L.C. and the Town of Prosper.
 - Flood plain reclamation subject to engineering approval of flood study, wetland delineation study, habitat study, and vegetative study at time of Final Plat submittal.
 - Key Lot fencing restrictions exist on this plat.

Legend

1/2" IR	Iron Rod Set	U.E.	Utility Easement
1/2" RF	Iron Rod Found	W.M.E.	Wall Maintenance Easement
BL	Building Line Setback	H.O.A.	H.O.A. Easement
R.O.W.	Right of Way	◆	Street Name Change
D.E.	Drainage Easement	▶	Denotes Lot Frontage To Street
S.S.E.	Sanitary Sewer Easement	◻	No Drive Access
W.E.	Water Easement	◻	10'x10' Transformer Easement
H.O.A.	Home Owners Association	◻	Conceptual Hike & Bike Trail
S.U.E.	Sidewalk & Utility Easement (See Note 9)	◻	Visibility, Access & Maintenance Easement
		*	Denotes Key Lot



Typical Thoroughfare Screening Detail

- Sidewalk alignment as shown is conceptual. Final alignment shall comply with Town of Prosper design requirements.
- Thoroughfare screening shall include trees every 30' per Town of Prosper design requirements.

Lot Summary (Phase)

	1A	1B	1C	1D	2A	2B	2C	2D	2E	3A-1	3A-2	3B	3C	3D	4A	4B	4C	4D	Total
Type A (Min. 8,000 SF)	67	0	0	35	0	0	0	137	0	35	37	0	0	0	59	34	33	57	494
Type B (Min. 9,000 SF)	70	18	20	17	30	28	0	14	26	9	12	0	0	0	48	22	13	38	365
Type C (Min. 10,500 SF)	15	5	19	1	16	12	0	6	0	3	4	32	28	37	14	4	16	14	276
Type D (Min. 12,500 SF)	0	0	8	1	5	7	0	4	0	0	1	18	60	50	6	3	5	3	171
Townhomes	0	0	0	0	0	0	300	0	0	0	0	0	0	0	0	0	0	0	300
Total	152	23	47	54	51	47	300	161	26	47	54	50	88	87	127	63	67	112	1,606

D15-0096
PRELIMINARY PLAT
WINDSONG RANCH PHASE 3C & 3D
125,597 ACRES OUT OF THE
M.E.P. & P. R.R. SURVEY ABST. NO. 1476
B. WEEDIN SURVEY ABST. NO. 1369
R. YATES SURVEY ABST. NO. 1538
A. B. JAMISON SURVEY ABST. NO. 672
TOWN OF PROSPER
DENTON COUNTY, TEXAS

OWNER / APPLICANT
TVG TEXAS, L.L.C.
2242 Good Hope Road
Prosper, Texas 75078
Telephone (972) 238-7410
Contact: David Blom

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

Drawing: C:\2015\125597-000\Windsong Ranch Phase 3C\PRELIMINARY\15-035-000-000.dwg
 Date: 12/29/2015 12:26:34 PM
 Plotted by: mrvanvick
 Plot Date: 12/29/2015 12:41:24 PM



LOCATION MAP / KEY MAP
N.T.S.

Legend

1/2" IR	Iron Rod Set	U.E.	Utility Easement
1/2" RF	Iron Rod Found	W.M.E.	Wall Maintenance Easement
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R.O.W.	Right Of Way	▲	Street Name Change
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NOTES:

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R. YATES SURVEY ABST. NO. 1538
B. WEEDIN SURVEY ABST. NO. 1369

B. WEEDIN SURVEY ABST. NO. 1369
T. BUTTON SURVEY ABST. NO. 69

WINDSONG PARKWAY SOUTH R.O.W.
104,571 SF, 2.401 Ac.
Dedicated in Fee Simple to the Town of Prosper

Matchline 'B' See Sheet 3

Matchline 'A' See Sheet 1

D15-0096
PRELIMINARY PLAT

WINDSONG RANCH PHASE 3C & 3D

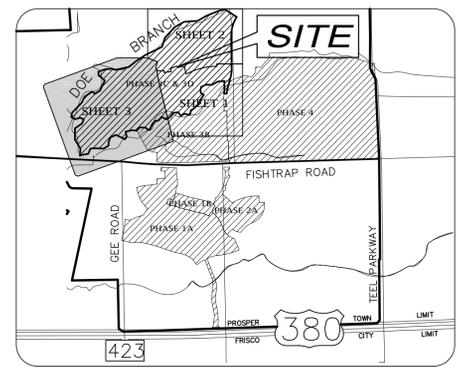
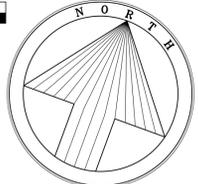
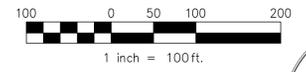
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R. YATES SURVEY ABST. NO. 1538
A. B. JAMISON SURVEY ABST. NO. 672
TOWN OF PROSPER
DENTON COUNTY, TEXAS

Sheet 2 of 6

OWNER / APPLICANT
TVG TEXAS I, LLC
2242 Good Hope Road
Prosper, Texas 75078
Telephone (972) 238-7410
Contact: David Blom

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

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 Plotted by: mrvarela Plot Date: 12/29/2015 2:45:24 PM



LOCATION MAP / KEY MAP
N.T.S.

Legend

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D15-0096
PRELIMINARY PLAT

WINDSONG RANCH PHASE 3C & 3D

125.597 ACRES OUT OF THE
M.E.P. & P. R.R. SURVEY ABST. NO. 1476
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A. B. JAMISON SURVEY ABST. NO. 672
TOWN OF PROSPER
DENTON COUNTY, TEXAS

Sheet 3 of 6

OWNER / APPLICANT TVG TEXAS I, LLC 2242 Good Hope Road Prosper, Texas 75078 Telephone (972) 238-7410 Contact: David Blom	ENGINEER / SURVEYOR Spiars Engineering, Inc. 765 Custer Road, Suite 100 Plano, TX 75075 Telephone: (972) 422-0077 TBPE No. F-2121 Contact: Matt Dorsett
--	--

Scale: 1" = 100' December 1, 2015 SEI Job No. 15-035



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

A. B. JAMISON SURVEY ABST. NO. 672
B. WEEDIN SURVEY ABST. NO. 1369

B. WEEDIN SURVEY ABST. NO. 1369
M.E.P. & P. R.R. SURVEY ABST. NO. 1476

Drawing: C:\2015\J085112-008 WindSong Ranch Phase 3C\PRELIMINARY\15-035-prelim.dwg Saved By: thurston Save Time: 12/29/2015 1:26:54 PM
 Plotted by: mrvarela Plot Date: 12/29/2015 2:42 PM

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DENTON §

WHEREAS, TVG Texas I, LLC are the owners of a tract of land situated in the M.E.P. & P. R.R. Survey, Abstract No. 1476, the B. Weedin Survey, Abstract No. 1369, the R. Yates Survey, Abstract No. 1538, and the A. B. Jamison Survey, Abstract No. 672, in the Town of Prosper, Denton County, Texas, and being out of a 125.597 acre tract conveyed to them according to the deed recorded in Document No. 2012-59927 of the Deed Records, Denton County, Texas, the subject tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod with a plastic cap stamped "SPIARSEN" set along the west right-of-way line of Windsong Parkway South, and the easterly line of Lot 5, Block X of Windsong Ranch Phase 3B, according to the plat recorded in Document No. 2015-35 of the Plat Records, Denton County, Texas;

THENCE around a curve to the right having a central angle of 06°34'28", a radius of 630.00 feet, a chord of N 09°04'25" E - 72.25 feet, an arc length of 72.29 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSEN" found for corner;

THENCE the following courses and distances;

- N 00°00'00" E, a distance of 203.20 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSEN" found for corner;
S 85°45'15" W, a distance of 147.07 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSEN" found for corner;
S 60°59'07" W, a distance of 145.00 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSEN" found for corner;
N 87°03'56" W, a distance of 127.79 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSEN" found for corner;
S 67°03'41" W, a distance of 121.70 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSEN" found for corner;
S 14°37'34" W, a distance of 77.76 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSEN" found for corner;
S 09°50'13" E, a distance of 62.25 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSEN" found for corner;
S 57°09'50" E, a distance of 76.92 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSEN" found for corner;
S 35°22'20" W, a distance of 128.90 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSEN" found for corner;
S 20°01'30" W, a distance of 112.29 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSEN" found for corner;
S 66°42'08" W, a distance of 57.90 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSEN" found for corner;
S 37°01'14" W, a distance of 66.58 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSEN" found for corner;
S 57°51'23" W, a distance of 101.45 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSEN" found for corner;
S 08°53'01" W, a distance of 79.47 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSEN" found for corner;
S 74°54'15" W, a distance of 53.38 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSEN" found for corner;
N 71°34'15" W, a distance of 64.67 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSEN" found for corner;
S 75°58'26" W, a distance of 48.35 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSEN" found for corner;
S 52°48'04" W, a distance of 55.46 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSEN" found for corner;
N 37°57'50" W, a distance of 103.73 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSEN" found for corner;
S 83°54'07" W, a distance of 107.78 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSEN" found for corner;
S 40°36'40" W, a distance of 143.28 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSEN" found for corner;
S 64°07'31" W, a distance of 73.20 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSEN" found for corner;
N 60°58'13" W, a distance of 110.98 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSEN" found for corner;
S 44°17'48" W, a distance of 110.60 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSEN" found for corner;
S 82°47'16" W, a distance of 75.40 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSEN" found for corner;
S 41°37'43" W, a distance of 96.29 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSEN" found for corner;
S 24°45'53" W, a distance of 117.69 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSEN" found for corner;
S 71°13'54" W, a distance of 45.15 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSEN" found for corner;
N 45°39'11" W, a distance of 66.81 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSEN" found for corner;
N 85°54'02" W, a distance of 141.04 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSEN" found for corner;
S 39°28'57" W, a distance of 93.51 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSEN" found for corner;
N 84°20'13" W, a distance of 112.22 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSEN" set;
S 77°28'31" W, a distance of 141.93 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSEN" set;
S 13°15'38" E, a distance of 113.40 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSEN" set;
S 36°51'32" W, a distance of 70.61 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSEN" set;
N 63°07'16" W, a distance of 216.70 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSEN" set;
S 69°06'36" W, a distance of 134.32 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSEN" set;
S 21°17'34" W, a distance of 112.45 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSEN" set;
S 02°00'36" W, a distance of 77.61 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSEN" set;
S 58°58'59" W, a distance of 131.12 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSEN" set;
N 86°29'05" W, a distance of 154.84 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSEN" set;
S 89°15'23" W, a distance of 132.98 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSEN" set;
S 24°21'23" W, a distance of 129.80 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSEN" set;
S 81°42'26" W, a distance of 152.05 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSEN" set;
S 70°01'22" W, a distance of 60.63 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSEN" set;
N 05°42'25" E, a distance of 158.94 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSEN" set;
N 31°01'55" W, a distance of 234.59 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSEN" set;
N 01°29'53" E, a distance of 244.44 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSEN" set;
N 55°51'44" E, a distance of 188.78 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSEN" set;
N 24°51'53" E, a distance of 100.94 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSEN" set;
N 66°25'13" W, a distance of 86.79 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSEN" set;
S 75°43'21" W, a distance of 119.82 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSEN" set;
N 60°55'18" W, a distance of 96.96 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSEN" set;
N 14°03'28" E, a distance of 103.32 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSEN" set;
N 44°45'17" E, a distance of 305.47 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSEN" set;
N 28°10'06" E, a distance of 142.86 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSEN" set;
N 56°39'24" E, a distance of 205.92 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSEN" set;
S 45°34'25" E, a distance of 76.11 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSEN" set;
N 58°39'48" E, a distance of 136.20 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSEN" set;
N 26°45'00" E, a distance of 245.19 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSEN" set;
N 49°09'59" W, a distance of 183.24 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSEN" set;
N 02°46'44" W, a distance of 78.96 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSEN" set;
N 71°30'22" E, a distance of 154.91 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSEN" set;
N 84°10'09" E, a distance of 147.00 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSEN" set;
S 71°24'03" E, a distance of 89.16 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSEN" set;
N 78°30'31" E, a distance of 306.95 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSEN" set;
N 51°39'13" E, a distance of 208.16 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSEN" set;
N 57°30'57" E, a distance of 254.58 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSEN" set;
N 65°01'53" E, a distance of 396.79 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSEN" set;
N 18°24'30" E, a distance of 210.94 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSEN" set;
N 43°06'32" E, a distance of 316.96 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSEN" set;
N 61°37'45" E, a distance of 239.42 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSEN" set;
N 86°25'20" E, a distance of 304.73 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSEN" set;
N 60°28'43" E, a distance of 220.53 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSEN" set;
N 68°57'00" E, a distance of 282.91 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSEN" set;
N 75°29'44" E, a distance of 148.96 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSEN" set;
S 56°47'10" E, a distance of 312.33 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSEN" set;

THENCE around a non-tangent curve to the left having a central angle of 33°12'50", a radius of 770.00 feet, a chord of S 16°36'25" W - 440.14 feet, an arc length of 446.36 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSEN" set;

THENCE, S 00°00'00" E, a distance of 734.26 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSEN" set;

THENCE around a tangent curve to the right having a central angle of 15°29'49", a radius of 630.00 feet, a chord of S 07°44'55" W - 169.88 feet, an arc length of 170.40 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSEN" set;

THENCE, S 15°29'49" W, a distance of 280.86 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSEN" set;

THENCE around a tangent curve to the left having a central angle of 09°42'38", a radius of 570.00 feet, a chord of S 10°38'30" W - 96.49 feet, an arc length of 96.61 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSEN" set;

THENCE, N 84°12'49" W, a distance of 60.00 feet, to the POINT OF BEGINNING with the subject tract containing 5,470,996 square feet or 125.597 acres of land.

SURVEYOR'S CERTIFICATE

That I, Darren K. Brown, of Spiars Engineering, Inc., do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision Regulations of the City of _____, Texas.

Dated this the ____ day of _____, 2015.



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

STATE OF TEXAS §
COUNTY OF COLLIN §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ____ day of _____, 2015.

Notary Public, State of Texas

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT we, TVG TEXAS I, LLC, acting herein by and through its duly authorized officers, does hereby certify and adopt this plat designating the herein above described property as WINDSONG RANCH PHASE 3C & 3D, an addition to the Town of Prosper, and does hereby dedicate to the public use forever, the streets and alleys shown thereon. TVG TEXAS I, LLC, does herein certify the following:

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

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

Witness our hands at Denton County, Texas, this ____ day of _____, 2015.

TVG TEXAS I, LLC.
A Texas Limited Liability Company

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

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

By: _____
D. Craig Martin, Manager

STATE OF TEXAS §
COUNTY OF DENTON §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ____ day of _____, 2015.

Notary Public, State of Texas

ACCESS EASEMENT

The undersigned covenants and agrees that the access easement(s) may be utilized by any person or the general public for ingress and egress to other real property, and for the purpose of general public vehicular and pedestrian use and access, and for the Fire Department, Police, and emergency use in, along, upon, and across said premises, with the right and privilege at all times of the Town of Prosper, its agents, employees, workmen, and representatives having ingress, egress, and regress in, along, upon, and across said premises.

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.

D15-0096
PRELIMINARY PLAT
WINDSONG RANCH PHASE 3C & 3D
125.597 ACRES OUT OF THE
M.E.P. & P. R.R. SURVEY ABST. NO. 1476
B. WEEDIN SURVEY ABST. NO. 1369
R. YATES SURVEY ABST. NO. 1538
A. B. JAMISON SURVEY ABST. NO. 672
TOWN OF PROSPER
DENTON COUNTY, TEXAS

OWNER / APPLICANT
TVG TEXAS I, LLC
2242 Good Hope Road
Prosper, Texas 75078
Telephone (972) 238-7410
Contact: David Blom

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

Line #	Length	Direction
BL1	203.20'	N 00°00'00" E
BL2	147.07'	S 85°45'15" W
BL3	145.00'	S 60°59'07" W
BL4	127.79'	N 87°03'56" W
BL5	121.70'	S 67°03'41" W
BL6	77.76'	S 14°37'34" W
BL7	62.25'	S 09°50'13" E
BL8	76.92'	S 57°09'50" E
BL9	128.90'	S 35°22'20" W
BL10	112.29'	S 20°01'30" W
BL11	57.90'	S 66°42'08" W
BL12	66.58'	S 37°01'14" W
BL13	101.45'	S 57°51'23" W
BL14	79.47'	S 08°53'01" W
BL15	53.38'	S 74°54'15" W
BL16	64.67'	N 71°34'15" W
BL17	48.35'	S 75°58'26" W
BL18	55.46'	S 52°48'04" W
BL19	103.73'	N 37°57'50" W
BL20	107.78'	S 83°54'07" W

Line #	Length	Direction
BL21	143.28'	S 40°36'40" W
BL22	73.20'	S 64°07'31" W
BL23	110.98'	N 60°58'13" W
BL24	110.60'	S 44°17'48" W
BL25	75.40'	S 82°47'16" W
BL26	96.29'	S 41°37'43" W
BL27	117.69'	S 24°45'53" W
BL28	45.15'	S 71°13'54" W
BL29	66.81'	N 45°39'11" W
BL30	141.04'	N 85°54'02" W
BL31	93.51'	S 39°28'57" W
BL32	112.22'	N 84°20'13" W
BL33	141.93'	S 77°28'31" W
BL34	113.40'	S 13°15'38" E
BL35	70.61'	S 36°51'32" W
BL36	216.70'	N 63°07'16" W
BL37	134.32'	S 69°06'36" W
BL38	112.45'	S 21°17'34" W
BL39	77.61'	S 02°00'36" W
BL40	131.12'	S 58°58'59" W

Line #	Length	Direction
BL41	154.84'	N 86°29'05" W
BL42	132.98'	S 89°15'23" W
BL43	129.80'	S 24°21'23" W
BL44	132.05'	S 81°42'26" W
BL45	60.63'	S 70°01'22" W
BL46	158.94'	N 05°42'25" E
BL47	234.59'	N 31°01'55" W
BL48	244.44'	N 01°29'53" E
BL49	188.78'	N 55°51'44" E
BL50	100.94'	N 24°51'53" E
BL51	86.79'	N 66°25'13" W
BL52	119.82'	S 75°43'21" W
BL53	96.96'	N 60°55'18" W
BL54	103.32'	N 14°03'28" E
BL55	305.47'	N 44°45'17" E
BL56	142.86'	N 26°10'06" E
BL57	205.92'	N 56°39'24" E
BL58	76.11'	S 45°34'25" E
BL59	136.20'	N 58°39'48" E
BL60	245.19'	N 26°45'00" E

Line #	Length	Direction
BL61	183.24'	N 49°09'59" W
BL62	78.96'	N 02°46'44" W
BL63	154.91'	N 71°30'22" E
BL64	147.00'	N 84°10'09" E
BL65	89.16'	S 71°24'03" E
BL66	306.95'	N 78°30'31" E
BL67	208.16'	N 51°39'13" E
BL68	254.58'	N 57°30'57" E
BL69	396.79'	N 65°01'53" E
BL70	210.94'	N 18°24'30" E
BL71	316.96'	N 43°06'32" E
BL72	239.42'	N 61°37'45" E
BL73	304.73'	N 86°25'20" E
BL74	220.53'	N 60°28'43" E
BL75	282.91'	N 68°57'00" E
BL76	148.96'	N 75°29'44" E
BL77	312.33'	S 56°47'10" E
BL78	280.86'	S 15°29'49" W
BL79	60.00'	S 84°12'49" E

Curve #	Length	Radius	Chord	Chord Bearing	Delta
BC1	72.29'	630.00'	72.25'	S 09°04'25" W	6°34'28"
BC2	446.36'	770.00'	440.14'	S 16°36'25" W	33°12'50"
BC3	170.40'	630.00'	169.88'	N 07°44'55" E	15°29'49"
BC4	96.61'	570.00'	96.49'	S 10°38'30" W	9°42'38"

Lot #	Block #	Square Feet	Acreage	Lot Type
1	A	12,516	0.287	D
2	A	12,989	0.298	D
3	A	12,989	0.298	D
4	A	12,989	0.298	D
5	A	12,989	0.298	D
6	A	12,989	0.298	D
7	A	12,989	0.298	D
8	A	13,137	0.302	D
9	A	13,059	0.300	D
10	A	12,989	0.298	D
11	A	12,208	0.280	C
12	A	12,202	0.280	C
13	A	12,202	0.280	C
14	A	12,202	0.280	C
15	A	12,202	0.280	C
16	A	12,202	0.280	C
17	A	12,202	0.280	C
18	A	12,202	0.280	C
19	A	12,828	0.294	C
20	A	13,400	0.308	C
21	A	13,400	0.308	C
22	A	12,555	0.288	D
23	A	12,555	0.288	D
24	A	12,555	0.288	D
25	A	18,500	0.425	D
26	A	12,555	0.288	D
27	A	13,129	0.301	D
28	A	13,144	0.302	D
29	A	13,144	0.302	D
30	A	13,144	0.302	D
31	A	13,144	0.302	D
32	A	13,144	0.302	D
33	A	12,501	0.287	D
34	A	12,819	0.294	D
35	A	12,819	0.294	D
36	A	12,819	0.294	D

Lot #	Block #	Square Feet	Acreage	Lot Type
26	B	12,505	0.287	C
27	B	14,438	0.331	D
28	B	14,463	0.332	D
29	B	12,505	0.287	C
30	B	12,457	0.286	C
31	B	12,433	0.285	C
32	B	12,433	0.285	C
33	B	12,412	0.285	C
34	B	13,292	0.305	D

Lot #	Block #	Square Feet	Acreage	Lot Type
1	E	13,244	0.304	D
2	E	13,254	0.304	D
3	E	13,484	0.310	D
4	E	13,494	0.310	D
5	E	20,335	0.467	D
6	E	16,351	0.375	D
7	E	13,454	0.309	D
8	E	12,854	0.295	D
9	E	12,469	0.286	C
10	E	12,348	0.283	C
11	E	12,215	0.280	C
12	E	12,195	0.280	C
13	E	13,788	0.317	D
14	E	12,177	0.280	C
15	E	13,931	0.320	D

Lot #	Block #	Square Feet	Acreage	Lot Type
1	H	14,390	0.330	C
2	H	13,509	0.310	C
3	H	13,509	0.310	C
4	H	17,635	0.405	C
5	H	18,730	0.430	C
6	H	19,223	0.441	D
7	H	12,303	0.282	C
8	H	12,303	0.282	C
9	H	12,889	0.296	D

Lot #	Block #	Square Feet	Acreage	Lot Type
1	C	13,713	0.315	D
2	C	12,626	0.290	D
3	C	12,626	0.290	D
4	C	12,626	0.290	D
5	C	12,626	0.290	D
6	C	12,626	0.290	D
7	C	12,626	0.290	D
8	C	14,750	0.339	D
9	C	16,276	0.374	D
10	C	13,880	0.319	D
11	C	13,880	0.319	D
12	C	13,880	0.319	D
13	C	13,880	0.319	D
14	C	13,880	0.319	D
15	C	15,032	0.345	D

Lot #	Block #	Square Feet	Acreage	Lot Type
1	F	13,508	0.310	C
2	F	12,285	0.282	C
3	F	12,285	0.282	C
4	F	12,285	0.282	C
5	F	12,285	0.282	C
6	F	12,385	0.284	C
7	F	13,068	0.300	D
8	F	12,955	0.297	D
9	F	12,955	0.297	D
10	F	12,955	0.297	D
11	F	12,922	0.297	D
12	F	12,919	0.297	D

Lot #	Block #	Square Feet	Acreage	Lot Type
1	J	14,745	0.338	D
2	J	13,748	0.316	D
3	J	13,758	0.316	D
4	J	13,431	0.308	D
5	J	14,326	0.329	D
6	J	13,532	0.311	D
7	J	12,637	0.290	D
8	J	12,974	0.298	D
9	J	13,008	0.299	D
10	J	14,030	0.322	D

Lot #	Block #	Square Feet	Acreage	Lot Type
1	K	14,113	0.324	D
2	K	12,869	0.295	C
3	K	12,725	0.292	C
4	K	12,589	0.289	C
5	K	11,976	0.275	C
6	K	12,505	0.287	D
7	K	12,505	0.287	D
8	K	12,379	0.284	C
9	K	13,014	0.299	D
10	K	13,014	0.299	D
11	K	13,014	0.299	D
12	K	13,014	0.299	D
13	K	14,152	0.325	D

Lot #	Block #	Square Feet	Acreage	Lot Type
1	G	14,566	0.334	D
2	G	13,659	0.314	D
3	G	13,659	0.314	D
4	G	13,659	0.314	D
5	G	13,770	0.316	D
6	G	13,243	0.304	D
7	G	12,367	0.284	C
8	G	12,367	0.284	C
9	G	12,367	0.284	C
10	G	12,858	0.295	D

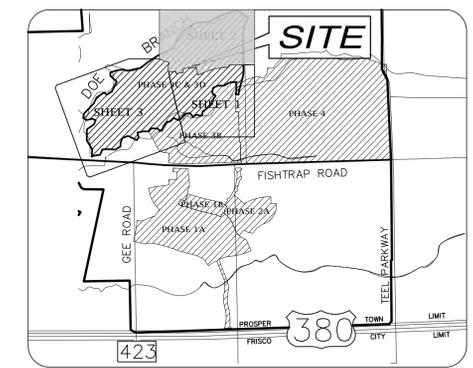
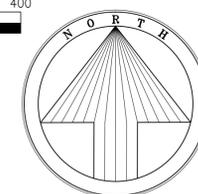
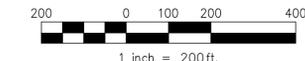
Lot #	Block #	Acres
1	X	1.099
2	X	0.056
3	X	0.060
4	X	0.036
5	X	0.029
6	X	52.632

Line #	Length	Direction
L1	69.48'	N 90°00'00" E
L2	22.55'	N 76°27'53" E
L3	28.24'	N 76°13'55" E

Curve #	Length	Radius	Chord	Chord Bearing	Delta
C1	101.69'	600.00'	101.57'	S 10°38'30" W	9°42'38"
C2	162.28'	600.00'	161.79'	N 07°44'55" E	15°29'49"
C3	221.69'	800.00'	220.98'	S 07°56'19" W	15°52'38"
C4	676.41'	1250.00'	668.19'	S 74°29'52" W	31°00'16"
C5	365.87'	1200.00'	364.46'	N 67°43'48" E	17°28'09"
C6	768.83'	1400.00'	759.20'	S 60°43'56" W	31°27'53"
C7	628.32'	800.00'	612.29'	N 67°30'00" E	45°00'00"
C8	81.74'	300.00'	81.49'	N 81°41'08" W	15°36'42"
C9	1298.52'	2240.00'	1280.41'	S 73°54'06" W	33°12'51"
C10	497.31'	475.00'	474.90'	S 27°18'05" W	59°59'11"
C11	344.78'	475.00'	337.26'	S 13°22'06" W	41°35'16"
C12	200.36'	1810.00'	200.26'	S 10°35'48" E	6°20'33"
C13	358.61'	1150.00'	357.16'	N 16°11'46" W	17°52'00"
C14	456.91'	1150.00'	453.91'	S 18°38'42" E	22°45'52"
C15	41.27'	400.00'	41.25'	N 68°48'59" E	5°54'43"

Curve #	Length	Radius	Chord	Chord Bearing	Delta
C16	779.71'	1910.00'	774.30'	S 77°33'19" W	23°23'22"
C17	670.92'	1580.00'	665.89'	S 76°55'42" W	24°19'47"
C18	82.21'	400.00'	82.07'	N 70°39'05" E	11°46'33"
C19	193.62'	225.00'	187.70'	N 31°09'44" W	49°18'15"
C20	218.49'	1480.00'	218.29'	S 10°44'21" E	8°27'31"
C21	60.43'	300.00'	60.33'	S 81°35'01" W	11°32'28"
C22	1063.60'	2025.00'	1051.42'	S 60°45'58" W	30°05'37"
C23	395.84'	250.00'	355.77'	S 00°21'35" W	90°43'09"
C24	576.57'	1720.00'	573.87'	S 66°37'44" W	19°12'24"
C25	361.01'	1720.00'	360.34'	S 51°00'46" W	12°01'32"
C26	376.99'	480.00'	367.38'	N 67°30'00" E	45°00'00"

Line #	Length	Direction
L4	2.67'	S 59°06'37" W
L5	3.10'	S 59°06'37" E
L6	14.53'	N 29°05'05" E



LOCATION MAP / KEY MAP
N.T.S.

Legend

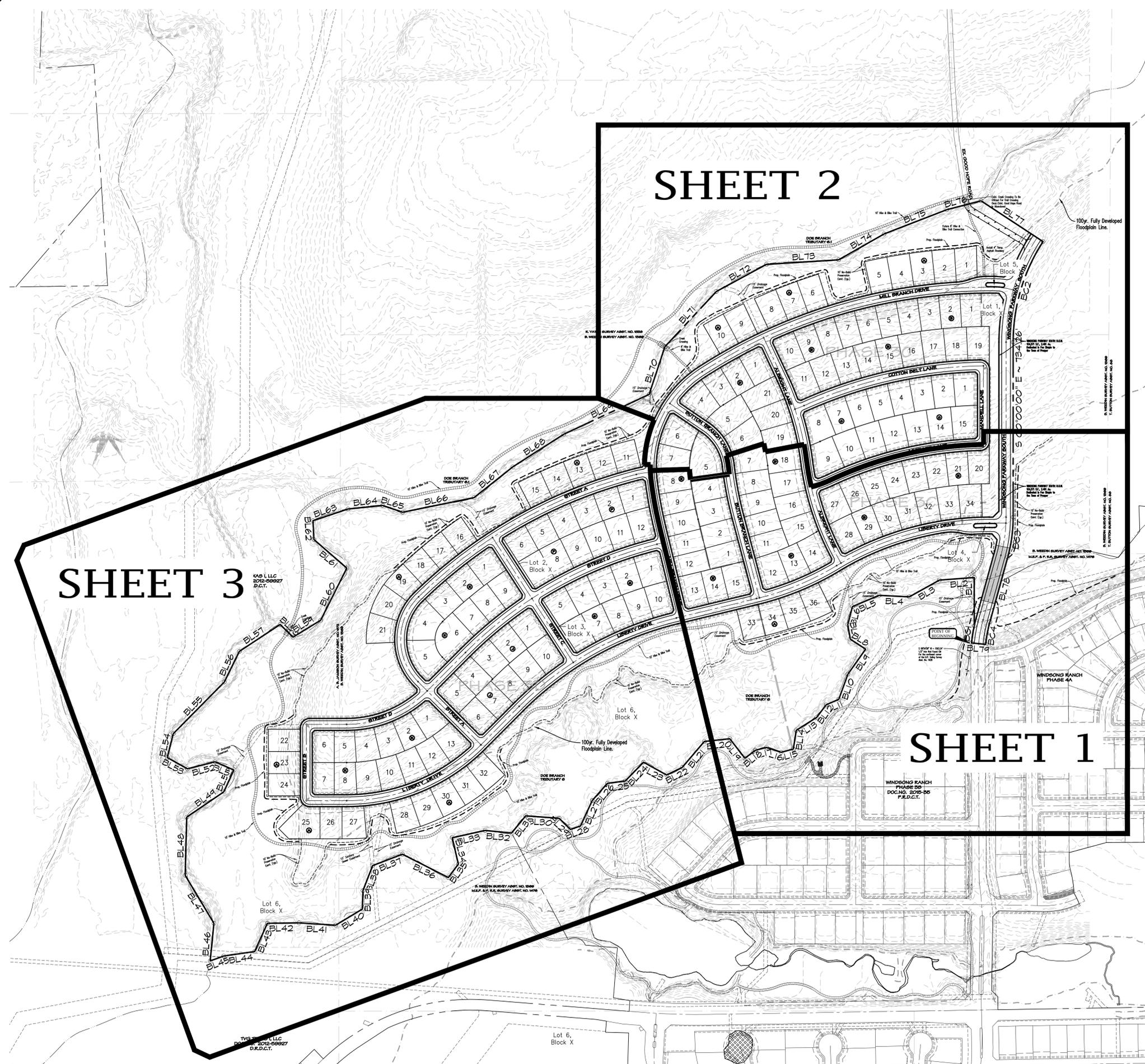
1/2" IR	Iron Rod Set	U.E.	Utility Easement
1/2" RF	Iron Rod Found	W.M.E.	Wall Maintenance Easement
BL	Building Line Setback	H.O.A. E.	H.O.A. Easement
R.O.W.	Right of Way	◆	Street Name Change
D.E.	Drainage Easement	▶	Denotes Lot Frontage To Street
S.S.E.	Sanitary Sewer Easement	▭	No Drive Access
W.E.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

NOTES:

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- All fences adjacent to open space shall be ornamental metal.
- Lots 1-6, Block X to be used for sidewalks, trails and landscaping. Easements for these uses are granted by this plat.
- No transformers or utility pedestals shall be allowed in the sidewalk and utility easement.
- This property is subject to the street tree agreement between TVG Texas I, LLC and the Town of Prosper.
- Flood plain reclamation subject to engineering approval of flood study, wetland delineation study, habitat study, and vegetative study.

D15-0096
PRELIMINARY PLAT -OVERALL / KEY MAP
WINDSONG RANCH PHASE 3C & 3D
125.597 ACRES OUT OF THE
M.E.P. & P. R.R. SURVEY ABST. NO. 1476
B. WEEDIN SURVEY ABST. NO. 1369
R. YATES SURVEY ABST. NO. 1538
A. B. JAMISON SURVEY ABST. NO. 672
TOWN OF PROSPER
DENTON COUNTY, TEXAS

OWNER / APPLICANT TVG TEXAS I, LLC 2242 Good Hope Road Prosper, Texas 75078 Telephone (972) 238-7410 Contact: David Blom	ENGINEER / SURVEYOR Spiars Engineering, Inc. 765 Custer Road, Suite 100 Plano, TX 75075 Telephone: (972) 422-0077 TBPE No. F-2121 Contact: Matt Dorsett
--	--



Drawing: C:\2015\15-035\15-035 WindSong Ranch Phase 3C\15-035-001-001-001.dwg
 Date: 12/29/2015
 Time: 12:26:34 PM
 User: dmatt
 Plot Date: 12/29/2015
 Time: 12:26:34 PM
 User: dmatt



PLANNING

To: Planning & Zoning Commission
From: Jonathan Hubbard, Planner
Through: Alex Glushko, AICP, Senior Planner
Re: Planning & Zoning Commission Meeting – December 15, 2015

Agenda Item:

Consider and act upon a Revised Preliminary Plat for Windsong Ranch, Phases 4B, 4C and 4D, for 242 single family residential lots and eight (8) HOA/Open Space lots, on 114.5± acres, located on the northwest corner of Fishtrap Road and Teel Parkway. The property is zoned Planned Development-40 (PD-40). (D15-0097).

Description of Agenda Item:

The Preliminary Plat shows 242 single family residential lots and eight (8) HOA/Open Space lots. Access will be provided from Teel Parkway, Fishtrap Road and Windsong Parkway. The purpose of the Revised Preliminary Plat is to adjust the lot layout and configuration of the subdivision and to include a Phase 4D within the subject area. The Preliminary Plat conforms to PD-40 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.

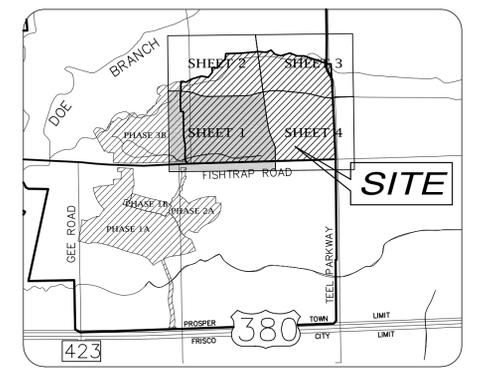
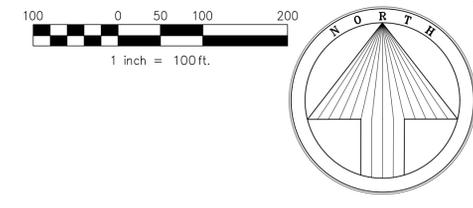
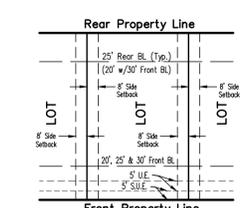
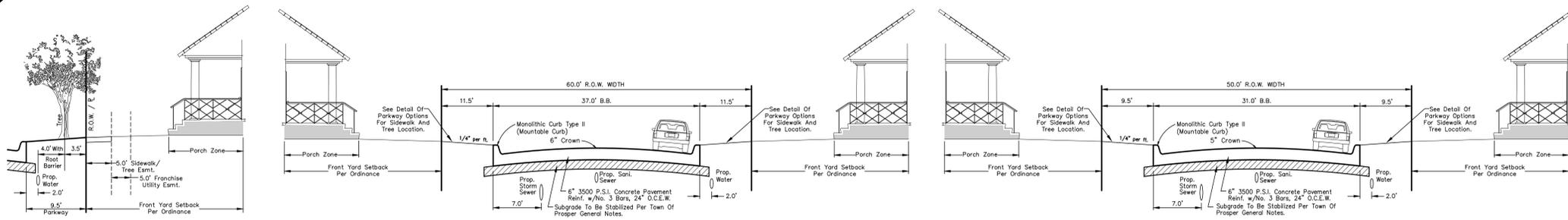
Attached Documents:

1. Preliminary Plat

Town Staff Recommendation:

Town staff recommends approval of the Preliminary Plat subject to:

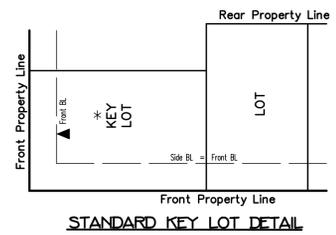
1. Additions and/or alterations to the easements on the Preliminary Plat by Town staff.
2. Town staff approval of all preliminary water, sewer, and drainage plans.
3. Addition of a 10' no-build and preservation easement outside of the flood plain.



37' B-B Residential Pavement Section
Not To Scale

31' B-B Residential Pavement Section
Not To Scale

STANDARD LOT DETAIL FOR LOT TYPE A, B, C, & D



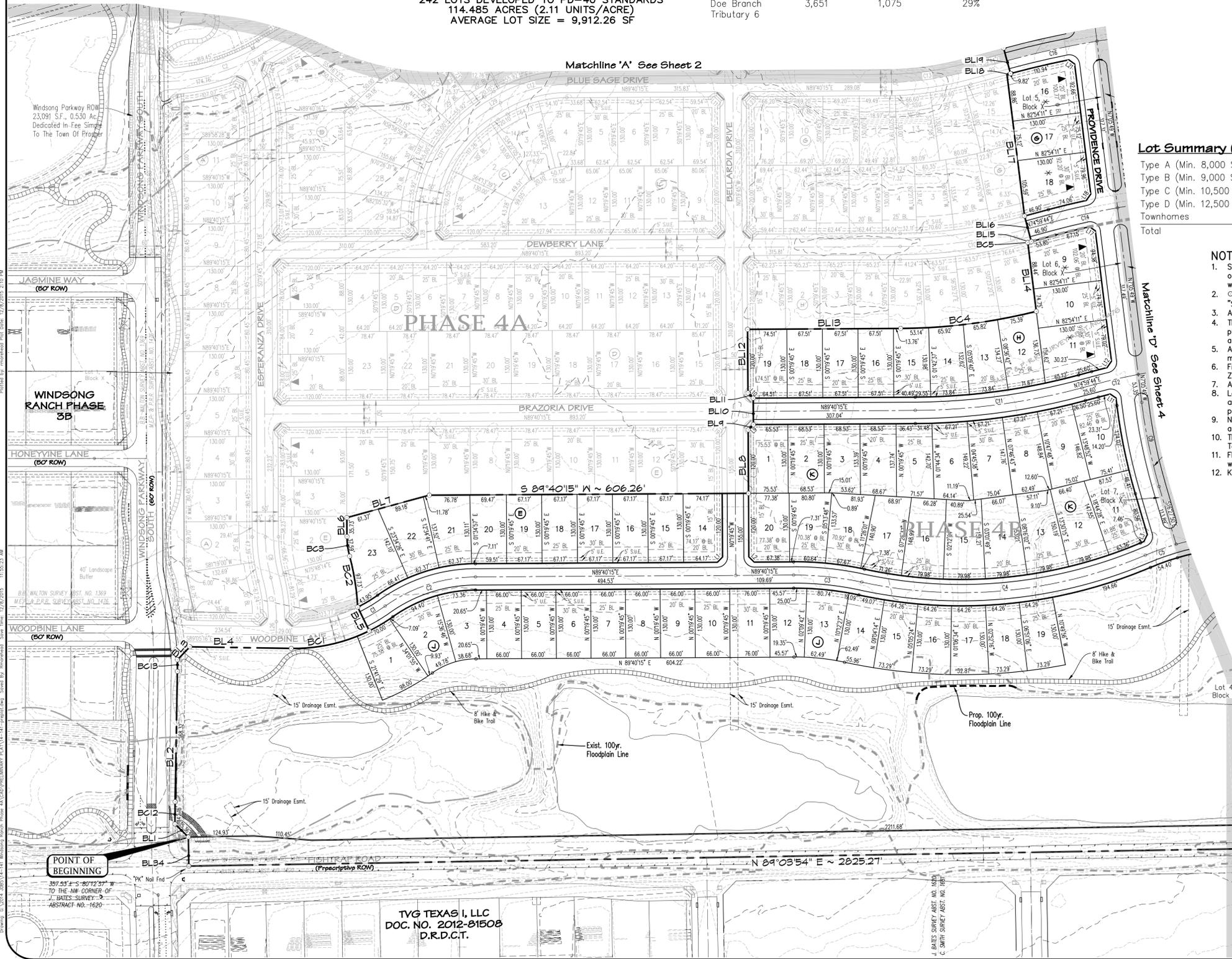
STANDARD KEY LOT DETAIL

LOCATION MAP / KEY MAP
N.T.S.

PHASE 4B, 4C, 4D
242 LOTS DEVELOPED TO PD-40 STANDARDS
114.485 ACRES (2.11 UNITS/ACRE)
AVERAGE LOT SIZE = 9,912.26 SF

Percentage of Lots Backing to Flood Plain

Tributary	LF Backing	LF Total	% Backing
Doe Branch	3,651	1,075	29%
Tributary 6			



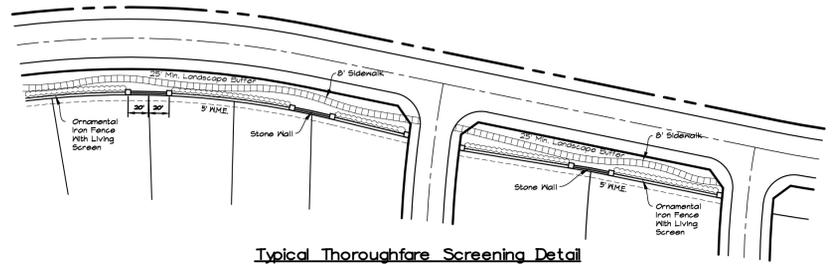
Lot Summary (Phase)

	1A	1B	1C	1D	2A	2B	2C	2D	2E	3A-1	3A-2	3B	3C	3D	4A	4B	4C	4D	Total
Type A (Min. 8,000 SF)	67	0	0	35	0	0	0	137	0	35	37	0	0	0	59	34	33	57	494
Type B (Min. 9,000 SF)	70	18	20	17	30	28	0	14	26	9	12	0	0	0	48	22	13	38	365
Type C (Min. 10,500 SF)	15	5	19	1	16	12	0	6	0	3	4	32	21	38	14	4	16	14	270
Type D (Min. 12,500 SF)	0	0	8	1	5	7	0	4	0	0	1	18	67	49	6	3	5	3	177
Townhomes	0	0	0	0	0	0	300	0	0	0	0	0	0	0	0	0	0	0	300
Total	152	23	47	54	51	47	300	161	26	47	54	50	88	87	127	63	67	112	1,606

- NOTES:**
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 - Key lot fencing restrictions exist on this plat.

Legend

- | | |
|---|---|
| 1/2" IRN Iron Rod Set | U.E. Utility Easement |
| 1/2" IRN Iron Rod Found | W.M.E. Wall Maintenance Easement |
| B.L. Building Line Setback | H.O.A. Easement |
| R.O.W. Right Of Way | Street Name Change |
| D.E. Drainage Easement | Denotes Lot Frontage To Street |
| S.S.E. Sanitary Sewer Easement | No Drive Access |
| W.E. Water Easement | 10'x10' Transformer Easement |
| H.O.A. Home Owners Association | Conceptual Hike & Bike Trail |
| S.U.E. Sidewalk & Utility Easement (See Note 9) | Visibility, Access & Maintenance Easement |
| * Key Lot | |



Typical Thoroughfare Screening Detail

- Sidewalk alignment as shown is conceptual. Final alignment shall comply with Town of Prosper design requirements.
- Thoroughfare screening shall include trees every 30' per Town of Prosper design requirements.

D15-0097
PRELIMINARY PLAT

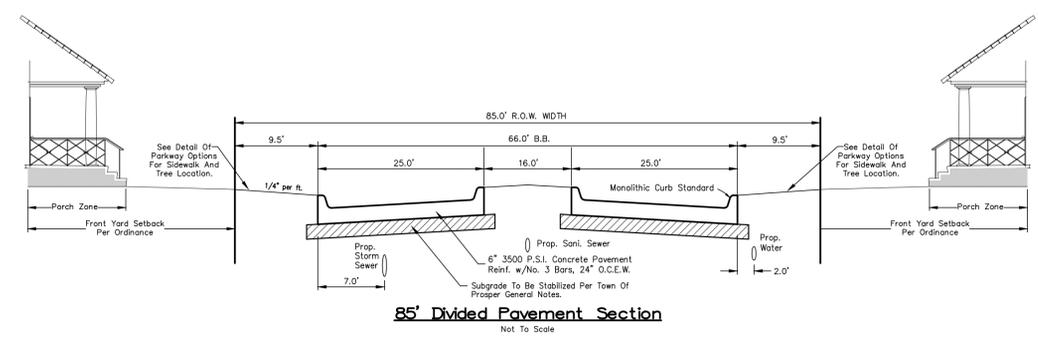
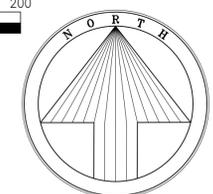
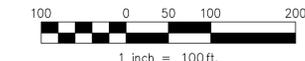
WINDSONG RANCH PHASE 4B, 4C, AND 4D

114.485 ACRES OUT OF THE
M.E.P. & P. R.R. SURVEY ABST. NO. 1476
B. WEEDIN SURVEY ABST. NO. 2975
T. BUTTON SURVEY ABST. NO. 88
L. NETHERLY SURVEY ABST. NO. 962
TOWN OF PROSPER
DENTON COUNTY, TEXAS

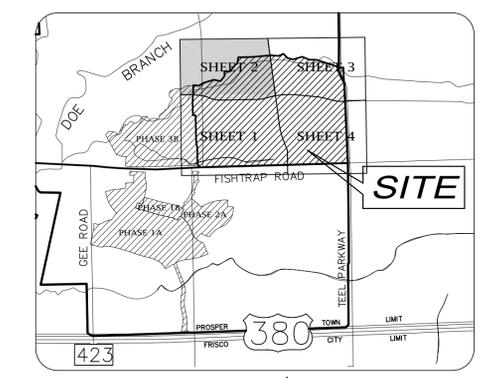
Sheet 1 of 7

OWNER / APPLICANT TVG TEXAS I, LLC 2242 Good Hope Road Prosper, Texas 75078 Telephone: (972) 238-7410 Contact: David Blom	ENGINEER / SURVEYOR Spiars Engineering, Inc. 765 Custer Road, Suite 100 Plano, TX 75075 Telephone: (972) 422-0077 TBPE No. F-2121 Contact: Matt Dorsett
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TVG TEXAS I, LLC
DOC. NO. 2012-81508
D.R.D.C.T.



85' Divided Pavement Section
Not To Scale



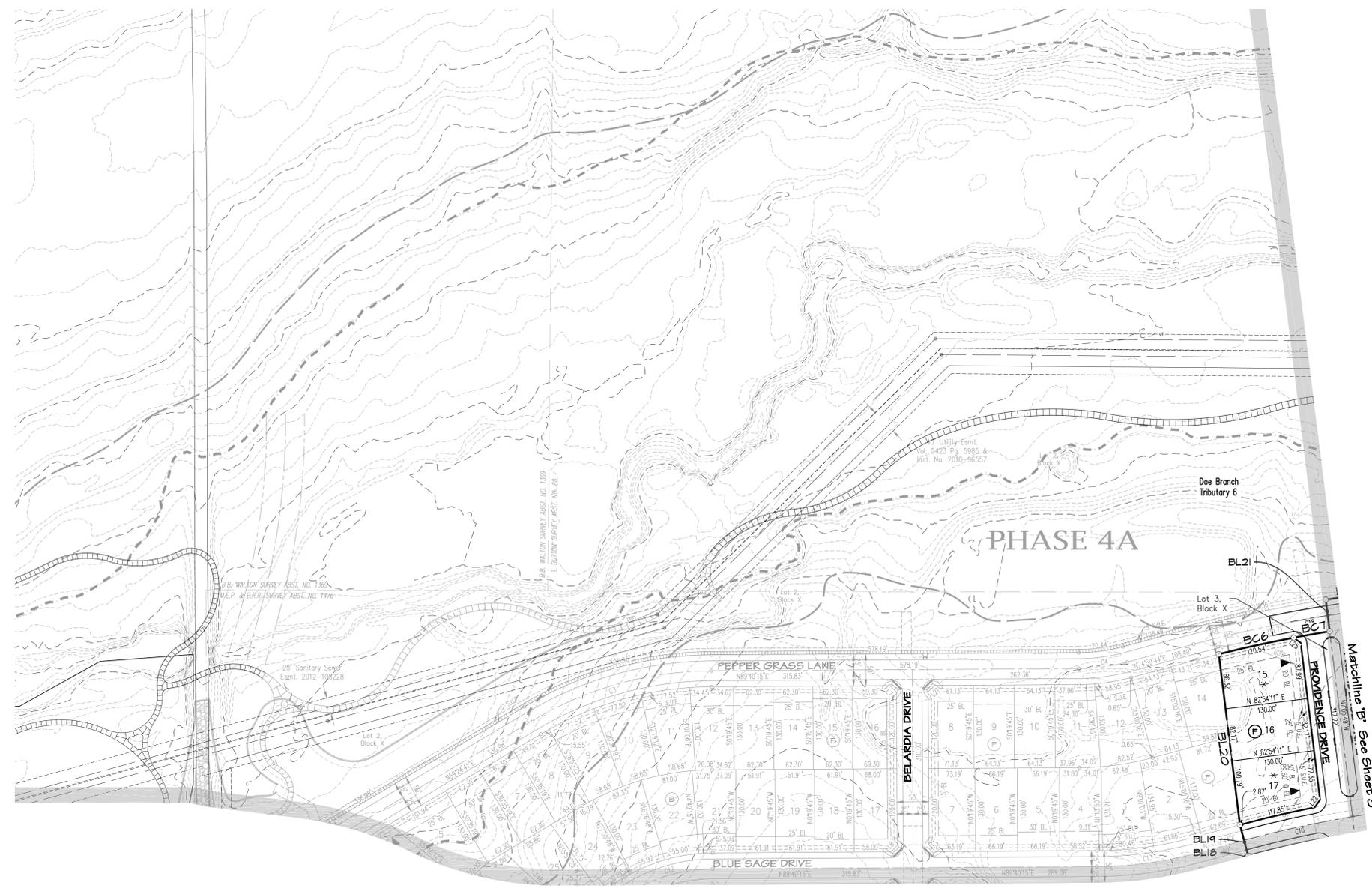
LOCATION MAP / KEY MAP
N.T.S.

Legend

1/2" IR	Iron Rod Set	U.E.	Utility Easement
1/2" IRF	Iron Rod Found	W.M.E	Wall Maintenance Easement
BL	Building Line Setback	H.O.A.	H.O.A. Easement
R.O.W.	Right Of Way	◆	Street Name Change
D.E.	Drainage Easement	▶	Denotes Lot Frontage To Street
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Matchline 'A' See Sheet 1

Matchline 'B' See Sheet 3

D15-0097
PRELIMINARY PLAT

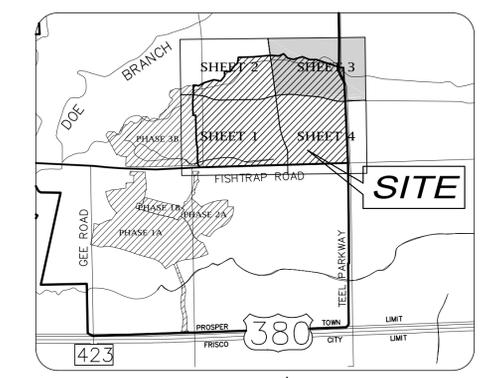
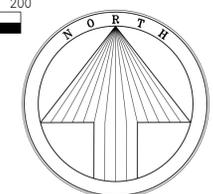
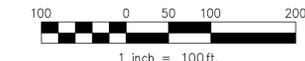
WINDSONG RANCH PHASE 4B, 4C, AND 4D

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B. WEEDIN SURVEY ABST. NO. 2975
T. BUTTON SURVEY ABST. NO. 88
L. NETHERLY SURVEY ABST. NO. 962
TOWN OF PROSPER
DENTON COUNTY, TEXAS

Sheet 2 of 7

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Drawing: C:\2014\2015\15-172\WindSong_Ranch_Phase_4\420\PRELIMINARY_PLAT\15-172-141-preplat.dwg Saved By: mrvendall Show Time: 12/26/2015 11:29:28 AM
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LOCATION MAP / KEY MAP
N.T.S.

Legend

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D15-0097
PRELIMINARY PLAT

WINDSONG RANCH PHASE 4B, 4C, AND 4D

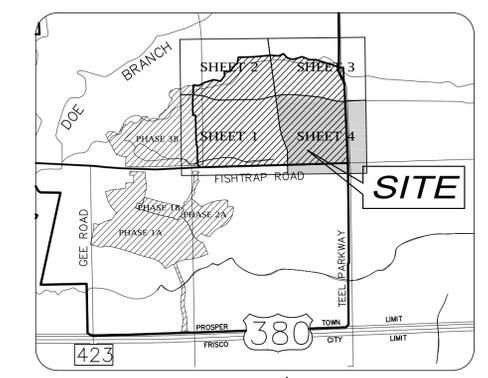
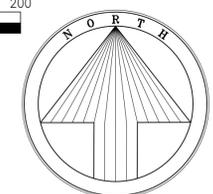
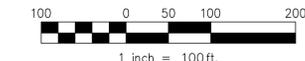
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TOWN OF PROSPER
DENTON COUNTY, TEXAS

OWNER / APPLICANT
TVG TEXAS I, LLC
2242 Good Hope Road
Prosper, Texas 75078
Telephone (972) 238-7410
Contact: David Blom

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

Sheet 3 of 7

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LOCATION MAP / KEY MAP
N.T.S.

Legend

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Teel Parkway ROW
131,631 SF 3.02 AC.
Dedicated In Fee Simple
To The Town of Prosper

227.80 ACRE
SEALED BID DFW, L.P.
VOL. 5246 PG. 1851
D.R.D.C.T.

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

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

Fishtrap Road ROW
151,574 SF 3.48 AC.
Dedicated In Fee Simple
To The Town of Prosper

D15-0097
PRELIMINARY PLAT
WINDSONG RANCH PHASE 4B, 4C, AND 4D
114.485 ACRES OUT OF THE
M.E.P. & P. R.R. SURVEY ABST. NO. 1476
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TOWN OF PROSPER
DENTON COUNTY, TEXAS

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Drawing: C:\2014\2015\15-172\WindSong_Ranch_Phase_4\4D\PRELIMINARY_PLAT\15-172-4D-prelim.dwg Saved By: mromano Date: 12/29/2015 11:39:28 AM
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 Plot Time: 12/29/2015 11:39:28 AM

STATE OF TEXAS §
COUNTY OF DENTON §

OWNER'S CERTIFICATE

WHEREAS, TVG Texas I, LLC are the owners of a tract of land situated in the M.E.P. & P. R.R. Survey, Abstract No. 1476, the B. WEEDIN SURVEY, Abstract No. 2975, the T. Button Survey, Abstract No. 88, and the L. Netherly Survey, Abstract No. 962, Town of Prosper, Denton County, Texas, the subject tract being a portion of a tract of land conveyed to TVG Texas I, LLC according to the deed recorded in 2012-59927 of the Deed Records, Denton County, Texas, the subject tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod found on the south corner of the northeast corner clip at the intersection of Windsong Parkway South (60' right-of-way) and Fishtrap Road (prescriptive right-of-way);

THENCE, N 45°56'22" W, along said corner clip a distance of 35.36 feet, to a 1/2" iron rod found along the east right-of-way line of Windsong Parkway South for corner;

THENCE along said right-of-way line the following courses and distances:

Around a non-tangent curve to the right having a central angle of 01°23'17", a radius of 1740.00 feet, a chord of N 00°19'45" E - 42.15 feet, an arc length of 42.15 feet, to a 1/2" iron rod found for corner;

N 01°01'24" E, a distance of 246.43 feet, to a 1/2" iron rod found for corner;

Around a tangent curve to the left having a central angle of 2°30'35", a radius of 500.00 feet, a chord of N 00°13'54" W - 21.90 feet, an arc length of 21.90 feet, to a 1/2" iron rod found for corner;

THENCE, N 43°59'47" E, a distance of 34.15 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;

THENCE, S 89°05'16" E, a distance of 192.53 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;

THENCE around a tangent curve to the left having a central angle of 2°02'12", a radius of 325.00 feet, a chord of N 77°23'38" E - 151.94 feet, an arc length of 153.36 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;

THENCE, N 26°07'28" W, a distance of 50.00 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;

THENCE around a non-tangent curve to the left having a central angle of 12°18'24", a radius of 455.00 feet, a chord of N 09°01'42" W - 97.54 feet, an arc length of 97.73 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;

THENCE around a compound curve to the right having a central angle of 14°51'09", a radius of 145.00 feet, a chord of N 07°45'20" W - 37.48 feet, an arc length of 37.59 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;

THENCE, N 00°19'45" W, a distance of 35.73 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;

THENCE, N 74°51'26" E, a distance of 162.33 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;

THENCE, N 89°40'15" E, a distance of 606.26 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;

THENCE, N 00°19'45" W, a distance of 120.00 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;

THENCE, N 44°40'15" E, a distance of 14.14 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;

THENCE, N 00°19'45" W, a distance of 50.00 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;

THENCE, N 45°19'45" W, a distance of 14.14 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;

THENCE, N 00°19'45" W, a distance of 120.00 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;

THENCE, N 89°40'15" E, a distance of 290.81 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;

THENCE around a tangent curve to the left having a central angle of 13°41'38", a radius of 1089.00 feet, a chord of N 82°49'26" E - 259.66 feet, an arc length of 260.27 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;

THENCE, N 07°05'49" W, a distance of 131.09 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;

THENCE around a non-tangent curve to the left having a central angle of 00°02'13", a radius of 959.00 feet, a chord of N 75°00'50" E - 0.62 feet, an arc length of 0.62 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;

THENCE, N 74°59'44" E, a distance of 6.33 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;

THENCE, N 15°00'16" W, a distance of 50.00 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;

THENCE, N 07°05'49" W, a distance of 269.56 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;

THENCE, N 74°59'44" E, a distance of 6.94 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;

THENCE, N 15°00'16" W, a distance of 50.00 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;

THENCE, N 07°05'49" W, a distance of 269.28 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;

THENCE around a non-tangent curve to the right having a central angle of 03°22'03", a radius of 2051.00 feet, a chord of N 77°38'02" E - 120.53 feet, an arc length of 120.54 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;

THENCE around a compound curve to the right having a central angle of 01°36'28", a radius of 2051.00 feet, a chord of N 80°07'17" E - 57.55 feet, an arc length of 57.55 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;

THENCE, N 07°06'39" W, a distance of 50.03 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;

THENCE around a non-tangent curve to the right having a central angle of 01°36'36", a radius of 2101.00 feet, a chord of N 81°46'38" E - 59.03 feet, an arc length of 59.04 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;

THENCE, N 07°25'04" W, a distance of 545.80 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;

THENCE, S 85°19'51" E, a distance of 133.24 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;

THENCE, N 65°48'42" E, a distance of 112.17 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;

THENCE, S 42°30'50" E, a distance of 132.39 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;

THENCE, S 75°23'02" E, a distance of 128.38 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;

THENCE, N 74°15'21" E, a distance of 212.22 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;

THENCE, S 67°25'05" E, a distance of 170.28 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;

THENCE, S 89°18'29" E, a distance of 153.91 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;

THENCE, S 71°13'03" E, a distance of 564.05 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;

THENCE, N 87°53'44" E, a distance of 60.00 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;

THENCE, S 02°06'16" E, a distance of 2093.73 feet, to a "PK" nail set along the centerline of Teel Parkway (prescriptive right-of-way) for corner;

THENCE around a tangent curve to the right having a central angle of 00°32'32", a radius of 1400.00 feet, a chord of S 01°50'00" E - 13.25 feet, an arc length of 13.25 feet, to a "PK" nail set in the approximate centerline intersection of Teel Parkway (prescriptive right-of-way) and Fishtrap Road (prescriptive right-of-way) for corner;

THENCE, S 88°58'08" W, a distance of 307.16 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;

THENCE around a tangent curve to the left having a central angle of 01°53'25", a radius of 1100.00 feet, a chord of S 88°01'25" W - 36.29 feet, an arc length of 36.29 feet, to a "PK" nail set along Fishtrap Road (prescriptive right-of-way) for corner;

THENCE, S 87°04'43" W, a distance of 99.93 feet, to a PK" nail set along Fishtrap Road (prescriptive right-of-way) for corner;

THENCE around a tangent curve to the right having a central angle of 01°59'11", a radius of 1100.00 feet, a chord of S 88°04'18" W - 38.14 feet, an arc length of 38.14 feet, to a "PK" nail set along Fishtrap Road (prescriptive right-of-way) for corner;

THENCE, S 89°03'54" W, a distance of 2825.27 feet, to a "PK" nail found along the centerline of Fishtrap Road (prescriptive right-of-way) for corner;

THENCE, N 00°56'06" W, a distance of 55.00 feet, to the POINT OF BEGINNING with the subject tract containing 4986947 square feet or 114.485 acres of land.

SURVEYOR'S CERTIFICATE

That I, Darren K. Brown, of Spiars Engineering, Inc., do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision Regulations of the City of _____, Texas.

Dated this ____ day of _____, 2015.



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

STATE OF TEXAS §
COUNTY OF COLLIN §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ____ day of _____, 2015.

Notary Public, State of Texas

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, TVG TEXAS I, LLC, acting herein by and through its duly authorized officers, does hereby certify and adopt this plat designating the herein above described property as WINDSONG RANCH PHASE 4B, 4C, AND 4D, an Addition to the Town of Prosper, and does hereby dedicate to the public use forever, the streets and alleys shown thereon. TVG Texas I, LLC does herein certify the following:

- 1. The streets and alleys are dedicated for street and alley purposes.
2. All public improvements and dedications shall be free and clear of all debt, liens, and/or encumbrances.
3. The easements and public use areas, as shown, are dedicated for the public use forever for the purposes indicated on this plat.
4. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed or placed upon, over or across the easements or areas, 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 of 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.

TVG TEXAS I, LLC.
A Texas Limited Liability Company

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

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

By: _____
D. Craig Martin, Manager

STATE OF TEXAS §
COUNTY OF DENTON §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ____ day of _____, 2015.

Notary Public, State of Texas

ACCESS EASEMENT

The undersigned covenants and agrees that the access easement(s) may be utilized by any person or the general public for ingress and egress to other real property, and for the purpose of general public vehicular and pedestrian use and access, and for the Fire Department, Police, and emergency use in along, upon, and across said premises, with the right and privilege at all times of the Town of Prosper, its agents, employees, workmen, and representatives having ingress, egress, and regress in, along, upon, and across said premises.

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.

D15-0097
PRELIMINARY PLAT

WINDSONG RANCH PHASE 4B, 4C, AND 4D

114.485 ACRES OUT OF THE
M.E.P. & P. R.R. SURVEY ABST. NO. 1476
B. WEEDIN SURVEY ABST. NO. 2975
T. BUTTON SURVEY ABST. NO. 88
L. NETHERLY SURVEY ABST. NO. 962
TOWN OF PROSPER
DENTON COUNTY, TEXAS

OWNER / APPLICANT
TVG TEXAS I, LLC
2242 Good Hope Road
Prosper, Texas 75078
Telephone (972) 238-7410
Contact: David Blom

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

Plotting: G:\2014\JOB5154-144-Windsong-Phase-4\CAD\PRELIMINARY PLAT\1541-1441-preplat.dwg Saved By: mrvendall Show Time: 12/8/2015 11:29:28 AM

PHASE 4B, 4C, 4D

Line #	Length	Direction
BL1	35.36'	S 45°56'22" E
BL2	246.43'	S 01°01'24" W
BL3	34.15'	S 43°59'47" W
BL4	192.53'	N 89°05'16" W
BL5	50.00'	S 26°07'28" E
BL6	35.73'	S 00°19'45" E
BL7	162.33'	S 74°51'26" W
BL8	120.00'	S 00°19'45" E
BL9	14.14'	S 44°40'15" W
BL10	50.00'	S 00°19'45" E
BL11	14.14'	S 45°19'45" E
BL12	120.00'	S 00°19'45" E
BL13	290.81'	S 89°40'15" W
BL14	131.09'	S 07°05'49" E
BL15	6.33'	S 74°59'44" W

Line #	Length	Direction
BL16	50.00'	S 15°00'16" E
BL17	269.56'	S 07°05'49" E
BL18	6.94'	S 74°59'44" W
BL19	50.00'	S 15°00'16" E
BL20	269.28'	S 07°05'49" E
BL21	50.03'	S 07°06'39" E
BL22	545.80'	S 07°25'04" E
BL23	133.24'	N 85°19'51" W
BL24	112.17'	S 65°48'42" W
BL25	132.39'	N 42°30'50" W
BL26	128.38'	N 75°23'02" W
BL27	212.22'	S 74°15'21" W
BL28	170.28'	N 67°25'05" W
BL29	153.91'	N 89°18'29" W
BL30	564.05'	N 71°13'03" W

Line #	Length	Direction
BL31	60.00'	S 87°53'44" W
BL32	307.16'	N 88°58'08" E
BL33	99.93'	N 87°04'43" E
BL34	55.00'	S 00°56'06" E

Curve #	Length	Radius	Chord	Chord Bearing	Delta
BC1	153.36'	325.00'	151.94'	N 77°23'38" E	27°02'12"
BC2	97.73'	455.00'	97.54'	N 09°01'42" W	12°18'24"
BC3	37.59'	145.00'	37.48'	S 07°45'20" E	14°51'09"
BC4	260.27'	1089.00'	259.66'	N 82°49'26" E	13°41'38"
BC5	0.62'	959.00'	0.62'	N 75°00'50" E	0°02'13"
BC6	120.54'	2051.00'	120.53'	S 77°38'02" W	3°22'03"
BC7	57.55'	2051.00'	57.55'	S 80°07'17" W	1°36'28"
BC8	59.04'	2101.00'	59.03'	S 81°46'38" W	1°36'36"
BC9	13.25'	1400.00'	13.25'	N 01°50'00" W	0°32'32"
BC10	36.29'	1100.00'	36.29'	S 88°01'25" W	1°53'25"
BC11	38.14'	1100.00'	38.14'	N 88°04'18" E	1°59'11"
BC12	42.15'	1740.00'	42.15'	S 00°19'45" W	1°23'17"
BC13	21.90'	500.00'	21.90'	N 00°13'54" W	2°30'35"

Line #	Length	Direction
L1	14.14'	S 44°40'15" W
L2	14.14'	S 45°19'45" E
L3	14.76'	N 25°59'25" E
L4	14.88'	N 58°22'49" W
L5	14.53'	S 72°05'45" W
L6	14.53'	N 14°41'26" W
L7	14.38'	N 46°54'36" W
L8	35.36'	S 44°03'54" W
L9	14.14'	S 44°40'15" W
L10	14.14'	S 45°19'45" E
L11	13.33'	N 55°18'49" W
L12	14.88'	N 34°49'36" E
L13	14.03'	S 52°33'09" E

Line #	Length	Direction
L14	14.26'	N 37°25'02" E
L15	13.18'	S 34°56'34" E
L16	14.60'	N 53°11'28" E
L17	13.51'	N 54°35'32" W
L18	14.72'	N 35°29'35" E
L19	14.05'	S 52°27'14" E
L20	14.23'	S 37°32'00" W
L21	13.63'	N 54°08'07" W
L22	14.62'	N 35°55'19" E
L23	14.07'	S 52°23'13" E
L24	14.22'	S 37°36'04" W
L25	13.71'	N 53°49'11" W
L26	14.21'	S 37°38'52" W

Line #	Length	Direction
L27	14.14'	N 38°42'57" W
L28	14.14'	N 51°17'03" E
L29	35.36'	S 42°53'44" W
L30	36.10'	S 45°52'58" E
L31	14.14'	N 51°17'03" E
L32	14.14'	N 38°42'57" W
L33	39.91'	N 87°53'44" E
L34	14.14'	N 51°17'03" E
L35	14.77'	N 44°29'00" W
L36	13.61'	N 45°01'38" E
L37	14.14'	N 38°42'57" W
L38	14.14'	N 38°42'57" W
L39	14.14'	N 51°17'03" E

Line #	Length	Direction
L40	14.14'	N 38°42'57" W
L41	14.14'	N 51°17'03" E
L42	10.00'	N 56°58'20" W
L43	13.69'	N 36°54'24" W
L44	10.00'	S 54°20'18" W
L45	10.00'	N 58°32'50" W
L46	14.24'	N 56°21'37" E
L47	10.00'	S 51°13'19" W
L48	15.00'	N 54°51'46" E
L49	13.43'	N 35°53'35" W
L50	13.83'	N 44°31'23" W
L51	14.39'	N 45°41'13" E
L52	110.90'	N 85°45'42" E

Line #	Length	Direction
L53	84.61'	S 87°04'43" W
L54	150.08'	S 84°42'59" W
L55	114.59'	S 88°58'08" W
L56	35.02'	S 43°25'56" W
L57	175.00'	S 02°06'16" E
L58	150.33'	S 01°42'35" W
L59	10.00'	S 52°52'29" W

PHASE 4B, 4C, 4D

Curve #	Length	Radius	Chord	Chord Bearing	Delta
C42	9.09'	3.00'	5.99'	S 01°07'32" W	173°32'24"
C43	14.91'	4.75'	9.50'	N 02°11'42" W	179°49'08"
C44	40.42'	790.50'	40.42'	S 87°06'34" E	2°55'47"
C45	260.82'	955.00'	260.01'	S 81°25'08" E	15°38'52"
C46	246.59'	1396.00'	246.27'	N 78°39'19" W	10°07'15"
C47	287.88'	1265.00'	287.26'	S 81°06'33" E	13°02'21"
C48	170.75'	1072.00'	170.57'	N 79°09'10" W	9°07'34"
C49	402.04'	1575.00'	400.95'	S 83°03'25" E	14°37'32"
C50	106.02'	762.00'	105.93'	N 79°43'48" W	7°58'18"

PHASE 4B, 4C, 4D

Curve #	Length	Radius	Chord	Chord Bearing	Delta
C1	47.95'	300.00'	47.90'	N 59°17'48" E	9°09'27"
C2	183.01'	300.00'	180.19'	S 72°11'40" W	34°57'10"
C3	130.26'	600.00'	130.01'	N 84°06'35" W	12°26'21"
C4	549.78'	900.00'	541.27'	N 84°36'36" E	34°59'59"
C5	62.20'	510.00'	62.16'	S 70°36'14" W	6°59'16"
C6	397.04'	510.00'	387.08'	N 83°35'59" W	44°36'17"
C7	259.86'	510.00'	257.06'	N 46°42'01" W	29°11'38"
C8	163.20'	300.00'	161.19'	N 16°31'09" W	31°10'06"
C9	162.67'	995.00'	162.48'	S 11°46'50" E	9°22'01"
C10	280.05'	950.00'	279.04'	N 20°15'27" E	16°53'26"
C11	320.42'	1251.00'	319.55'	N 82°19'59" E	14°40'31"
C12	79.43'	1125.00'	79.41'	S 77°01'05" W	4°02'43"
C13	333.57'	1125.00'	332.35'	S 87°47'24" W	16°59'18"
C14	128.21'	1442.00'	128.16'	S 77°32'33" W	5°08'31"
C15	177.63'	1442.00'	177.51'	S 83°37'06" W	7°03'28"
C16	171.96'	1759.00'	171.90'	S 77°47'46" W	5°55'34"
C17	177.58'	1759.00'	177.51'	S 83°29'21" W	5°47'04"
C18	236.68'	2076.00'	236.55'	S 82°35'01" W	6°31'55"
C19	236.68'	2076.00'	236.55'	S 82°35'01" W	6°31'55"

Curve #	Length	Radius	Chord	Chord Bearing	Delta
C20	52.37'	35.50'	47.75'	N 44°22'08" W	84°31'44"
C21	58.57'	35.50'	52.15'	N 45°09'28" E	94°31'28"
C22	308.12'	1420.00'	307.52'	S 81°21'50" E	12°25'57"
C23	137.12'	948.06'	137.00'	N 79°25'54" W	8°17'13"
C24	229.96'	1442.00'	229.71'	N 88°17'03" W	9°08'13"
C25	58.04'	600.00'	58.02'	N 79°08'56" W	5°32'33"
C26	378.52'	1730.00'	377.76'	S 82°38'45" E	12°32'10"
C27	217.44'	1260.00'	217.17'	N 15°24'23" E	9°53'15"
C28	50.79'	50.00'	48.64'	S 08°45'09" E	58°12'20"
C29	77.83'	820.00'	77.80'	N 35°08'11" W	5°26'17"
C30	37.53'	50.00'	36.65'	S 53°55'11" E	43°00'17"
C31	327.12'	1244.00'	326.18'	S 82°57'19" E	15°03'59"
C32	57.13'	35.50'	51.16'	N 44°23'22" W	92°11'53"
C33	54.62'	35.50'	49.39'	N 45°47'01" E	88°08'54"
C34	352.58'	1554.00'	351.82'	S 83°38'33" E	12°59'58"
C35	141.29'	600.00'	140.97'	N 83°53'20" W	13°29'32"
C36	378.08'	2076.00'	377.55'	N 88°55'59" W	10°26'04"
C37	255.47'	1551.00'	255.18'	N 78°59'49" W	9°26'14"
C38	248.90'	800.00'	247.90'	S 83°11'29" E	17°49'34"

Curve #	Length	Radius	Chord	Chord Bearing	Delta
C39	304.02'	1759.00'	303.64'	N 88°40'02" W	9°54'11"
C40	207.57'	1234.00'	207.32'	N 78°53'49" W	9°38'15"
C41	243.23'	1110.00'	242.75'	S 80°21'21" E	12°33'19"
C42	88.10'	275.00'	87.72'	S 15°27'42" W	18°21'43"
C43	104.11'	325.00'	103.67'	N 15°27'42" E	18°21'17"

D15-0097
 PRELIMINARY PLAT
WINDSONG RANCH PHASE 4B, 4C, AND 4D
 114.485 ACRES OUT OF THE
 M.E.P. & P. R.R. SURVEY ABST. NO. 1476
 B. WEEDIN SURVEY ABST. NO. 2975
 T. BUTTON SURVEY ABST. NO. 88
 L. NETHERLY SURVEY ABST. NO. 962
 TOWN OF PROSPER
 DENTON COUNTY, TEXAS

OWNER / APPLICANT
 TVG TEXAS I, LLC
 2242 Good Hope Road
 Prosper, Texas 75078
 Telephone (972) 238-7410
 Contact: David Blom

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

Drawing: C:\2014\JOBS\14-141\Windsong\Block\Phase 4\4D\04\PRELIMINARY PLAT\14-141-prelim.dwg Saved By: mrvendall Show Time: 12/8/2015 11:29:28 AM Printed by: mrvendall Plot Date: 12/8/2015 11:32 AM

Lot Area Table			
Lot #	Block #	Square Feet	Lot Type
14	E	9,592	B
15	E	8,732	A
16	E	8,732	A
17	E	8,732	A
18	E	8,732	A
19	E	8,732	A
20	E	8,846	A
21	E	10,055	A
22	E	10,468	A
23	E	13,127	D

Lot Area Table			
Lot #	Block #	Square Feet	Lot Type
16	G	12,504	D
17	G	9,765	B
18	G	12,571	D

Lot Area Table			
Lot #	Block #	Square Feet	Lot Type
9	H	12,567	D
10	H	9,718	B
11	H	12,576	D
12	H	9,935	B
13	H	9,317	B
14	H	9,208	B
15	H	8,922	A
16	H	8,777	A
17	H	8,777	A
18	H	8,777	A
19	H	9,637	B

Lot Area Table			
Lot #	Block #	Square Feet	Lot Type
1	J	10,920	B
2	J	10,478	B
3	J	9,967	B
4	J	8,580	A
5	J	8,580	A
6	J	8,580	A
7	J	8,580	A
8	J	8,580	A
9	J	8,580	A
10	J	8,580	A
11	J	9,880	B
12	J	8,806	A
13	J	9,310	B
14	J	9,028	A
15	J	8,941	A
16	J	8,941	A
17	J	8,941	A
18	J	8,941	A
19	J	8,941	A

Lot Area Table			
Lot #	Block #	Square Feet	Lot Type
1	K	9,769	B
2	K	8,909	A
3	K	8,999	A
4	K	9,290	A
5	K	9,755	A
6	K	10,413	A
7	K	10,536	A
8	K	10,566	A
9	K	10,487	A
10	K	11,556	C
11	K	11,876	C
12	K	10,927	B
13	K	11,085	B
14	K	11,148	B
15	K	10,970	B
16	K	10,993	B
17	K	10,700	B
18	K	10,247	B
19	K	9,741	B
20	K	10,009	B

Lot Area Table			
Lot #	Block #	Square Feet	Lot Type
1	L	10,726	C
2	L	8,925	A
3	L	10,438	B
4	L	10,784	C
5	L	9,206	B
6	L	12,615	A
7	L	11,763	A
8	L	10,511	A
9	L	14,042	A
10	L	8,993	A
11	L	9,135	A
12	L	9,156	A
13	L	9,152	A
14	L	9,155	A
15	L	10,333	B
16	L	11,447	C
17	L	10,778	C
18	L	10,778	C
19	L	10,778	C
20	L	11,300	C
21	L	12,560	C
22	L	13,514	D
23	L	11,009	B
24	L	10,671	B
25	L	11,416	B
26	L	19,263	D

Lot Area Table			
Lot #	Block #	Square Feet	Lot Type
1	M	13,266	D
2	M	10,848	C
3	M	10,870	C
4	M	10,676	B
5	M	10,641	B
6	M	13,795	D
7	M	14,117	C
8	M	9,809	A
9	M	9,328	A
10	M	9,297	A
11	M	11,828	C

Lot Area Table			
Lot #	Block #	Square Feet	Lot Type
1	N	12,353	C
2	N	10,018	B
3	N	12,273	C
4	N	9,070	B
5	N	8,653	A
6	N	8,653	A
7	N	8,449	A
8	N	8,408	A
9	N	8,408	A
10	N	9,426	B
11	N	12,730	D
12	N	10,704	C
13	N	10,738	C
14	N	11,084	C
15	N	11,592	C

Lot Area Table			
Lot #	Block #	Square Feet	Lot Type
1	O	12,329	C
2	O	10,033	B
3	O	12,269	C
4	O	9,147	B
5	O	8,812	A
6	O	8,812	A
7	O	8,812	A
8	O	8,659	A
9	O	8,610	A
10	O	8,610	A
11	O	9,494	B
12	O	10,228	B
13	O	9,210	A
14	O	9,210	A
15	O	9,340	A
16	O	9,468	A
17	O	9,468	A
18	O	9,867	A

Lot Area Table			
Lot #	Block #	Square Feet	Lot Type
1	P	11,867	C
2	P	10,893	B
3	P	11,865	C
4	P	10,550	C
5	P	10,276	B
6	P	10,276	B
7	P	10,276	B
8	P	10,223	B
9	P	10,087	B
10	P	10,087	B
11	P	14,944	D
12	P	9,519	A
13	P	8,060	A
14	P	8,060	A
15	P	8,076	A
16	P	8,238	A
17	P	8,238	A
18	P	8,238	A
19	P	8,238	A
20	P	8,545	A

Lot Area Table			
Lot #	Block #	Square Feet	Lot Type
15	F	12,020	C
16	F	10,682	C
17	F	12,075	C

Lot Area Table			
Lot #	Block #	Square Feet	Lot Type
1	Q	10,066	B
2	Q	10,042	B
3	Q	10,031	B
4	Q	9,880	B
5	Q	9,880	B
6	Q	9,880	B
7	Q	10,790	C
8	Q	9,880	B
9	Q	10,013	B
10	Q	10,127	B
11	Q	10,127	B
12	Q	10,034	B
13	Q	10,512	C
14	Q	10,508	C

Lot Area Table			
Lot #	Block #	Square Feet	Lot Type
1	R	10,348	B
2	R	10,345	B
3	R	10,243	B
4	R	10,252	B
5	R	10,329	B
6	R	10,349	B
7	R	11,310	C
8	R	10,113	B
9	R	8,345	A
10	R	8,582	A
11	R	8,443	A
12	R	8,464	A
13	R	8,413	A
14	R	8,460	A
15	R	8,460	A
16	R	8,460	A
17	R	8,938	B
18	R	9,112	A
19	R	8,626	A
20	R	8,626	A

Lot Area Table			
Lot #	Block #	Square Feet	Lot Type
21	R	8,626	A
22	R	8,626	A
23	R	8,754	A
24	R	8,897	A
25	R	8,782	A
26	R	8,624	A
27	R	8,624	A
28	R	9,508	B
29	R	9,746	B
30	R	8,811	A
31	R	8,811	A
32	R	8,862	A
33	R	9,145	A
34	R	8,903	A
35	R	8,768	A
36	R	8,768	A
37	R	8,795	A
38	R	9,123	B
39	R	9,682	B
40	R	9,275	B

Lot Area Table			
Lot #	Block #	Square Feet	Lot Type
41	R	9,974	A
42	R	11,257	A
43	R	11,060	A
44	R	10,721	A
45	R	10,353	A
46	R	11,159	B
47	R	13,510	A
48	R	8,737	A
49	R	8,966	A
50	R	8,966	A
51	R	8,966	A
52	R	8,966	A
53	R	9,100	A

Lot Area Table			
Lot #	Block #	Square Feet	Lot Type
1	S	9,752	B
2	S	8,867	A
3	S	9,036	B
4	S	9,098	B
5	S	9,014	B
6	S	8,940	A
7	S	8,932	A
8	S	8,932	A
9	S	11,352	C
10	S	10,646	C
11	S	8,279	A
12	S	8,279	A
13	S	8,279	A
14	S	8,367	A
15	S	8,464	A
16	S	8,459	A
17	S	8,246	A
18	S	8,246	A
19	S	9,131	A

Open Space Area Table		
Lot #	Block #	Acres
2	X	12.360
3	X	0.146
4	X	21.200
5	X	0.146
6	X	0.146
7	X	0.153
8	X	2.181
9	X	0.008

D15-0097
PRELIMINARY PLAT
WINDSONG RANCH PHASE 4B, 4C, AND 4D

114.485 ACRES OUT OF THE
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TOWN OF PROSPER
DENTON COUNTY, TEXAS

Sheet 7 of 7

OWNER / APPLICANT
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Telephone (972) 238-7410
Contact: David Blom

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



PLANNING

To: Planning & Zoning Commission

From: Jonathan Hubbard, Planner

Through: Alex Glushko, AICP, Senior Planner

Re: Planning & Zoning Commission Meeting – December 15, 2015

Agenda Item:

Consider and act upon a Site Plan for one temporary building for Town of Prosper Development Services, on 0.8± acres, located on the northwest corner of First Street and Parvin Street. The property is zoned Downtown Office (DTO). (D15-0103).

Description of Agenda Item:

The Site Plan shows a 700 square foot temporary building. Due to the Town's rapid growth, additional employees within the Town's Development and Community Services Department are required to meet the workload demand. The structures at 407 and 409 E. First Street are at maximum capacity; therefore, additional workspace is needed to accommodate the increase in employees. The temporary building will meet the space needs until the construction of the new Town Hall is completed. Upon completion and occupancy of the Town Hall, the temporary building will be removed. Access is provided from First Street. Adequate parking has been provided. The use of temporary buildings is in conformance with the Conditional Development Standards of the Zoning Ordinance.

Budget Impact:

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

Legal Obligations and Review:

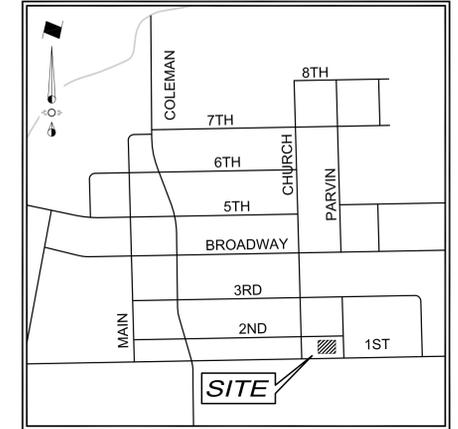
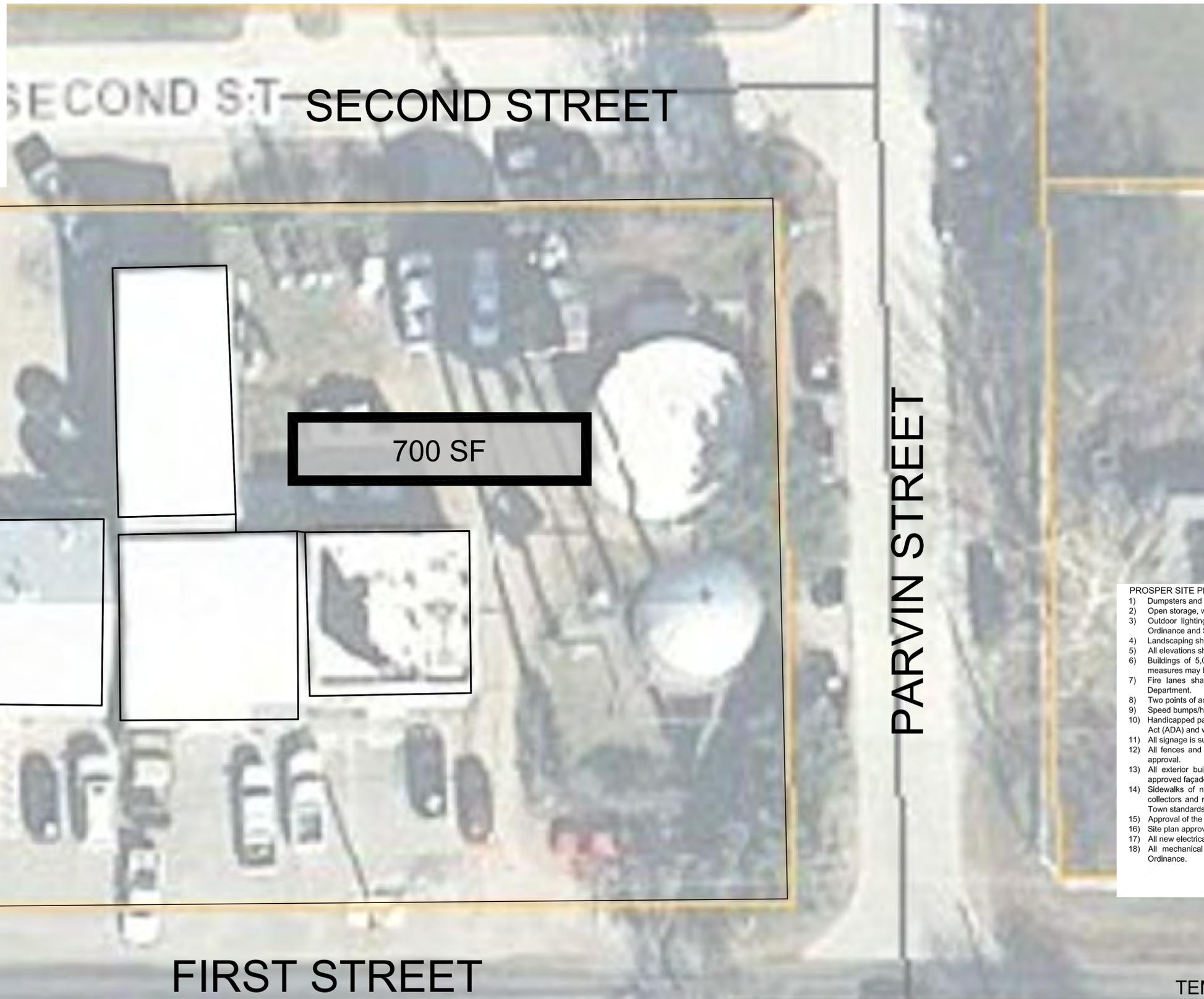
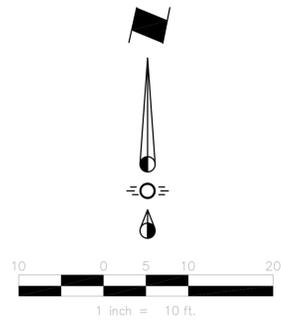
The Site Plan meets minimum development requirements.

Attached Documents:

1. The Site Plan

Town Staff Recommendation:

Town staff recommends approval of the Site Plan.



LOCATION MAP
NOT TO SCALE

SITE DATA SUMMARY	
1. ZONING:	DOWNTOWN OFFICE (DTO)
2. PROPOSED USE:	MUNICIPAL OFFICES
3. LOT AREA:	0.803 ACRES
4. NEW BUILDING AREA:	700 SF
5. NEW BUILDING HEIGHT:	~16 FT
6. TOTAL LOT COVERAGE:	~30.0%
7. FLOOR AREA RATIO:	0.30
8. ADDITIONAL PARKING REQUIRED:	4
9. TOTAL ONSITE PARKING PROVIDED:	18 (INCL 1 H.C.)
10. INTERIOR LANDSCAPING REQUIRED:	N/A
11. INTERIOR LANDSCAPING PROVIDED:	1,000 SF
12. SQ. FOOTAGE OF IMPERVIOUS SURFACE:	~12,000 SF
13. OPEN SPACE REQUIRED:	700 X 7% = 49 SF
14. OPEN SPACE PROVIDED:	~23,000 SF

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

SITE PLAN
 FOR
TEMPORARY MUNICIPAL OFFICES
 BLOCK 24, LOTS 2-6
 BRYANT'S FIRST ADDITION
 0.803 ACRE TRACT
 TOWN OF PROSPER, COLLIN COUNTY, TEXAS



PLANNING

To: Planning & Zoning Commission
From: Jonathan Hubbard, Planner
Through: Alex Glushko, AICP, Senior Planner
Re: Planning & Zoning Commission Meeting – December 15, 2015

Agenda Item:

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

Description of Agenda Item:

The zoning and land use of the surrounding properties are as follows:

	Zoning	Current Land Use	Future Land Use Plan
Subject Property	Agricultural	Mini-warehouse Development (Prosper Mini Storage)	Retail & Neighborhood Services
North	Planned Development-8 – Single Family	Undeveloped (Detention Pond for Tanner’s Mill)	Retail & Neighborhood Services
East	Planned Development-24 – Single Family	Undeveloped	Medium Density Residential
South	Commercial	Undeveloped and Single Family Residence	Retail & Neighborhood Services
West	Planned Development-12 – Single Family	Single Family Residence (Villages at Prosper Trail, Phase 2)	Medium Density Residential

Requested Zoning – The purpose of the rezoning request is to allow for the development of an Indoor Veterinarian Clinic and/or Kennel, in accordance with the Retail District standards and the Future Land Use Plan. The applicant intends to demolish the two mini-warehouse buildings on the subject property and construct a new building for the proposed use.

Town staff informed the applicant that rezoning the property to allow for the proposed development could be achieved in one of two ways, by either 1) rezoning to the straight Retail District, or 2) rezoning to Planned Development (PD), which would require the applicant to provide exhibits of the site layout, landscaping and building elevations, specific to the Indoor Veterinarian Clinic and/or Kennel use. The applicant indicated the proposed use can be developed on the subject property in accordance with the Retail District development standards; therefore, the applicant has chosen to proceed with straight rezoning.

Future Land Use Plan – The Future Land Use Plan recommends Retail & Neighborhood Services. The proposed rezoning request is in conformance with the Future Land Use Plan.

Thoroughfare Plan – Coleman Street is depicted on the Thoroughfare Plan as a four-lane divided minor thoroughfare with 90' right-of-way. Zoning Exhibit A complies with the Thoroughfare Plan.

Water and Sanitary Sewer Services – Water and sanitary sewer services have been extended to the property.

Access – Access to the property will be provided from Coleman Street.

Schools – This property is located within the Prosper Independent School District (PISD).

Parks – It is not anticipated that this property will be needed for the development of a park.

Environmental Considerations – There is no 100-year floodplain on the property.

Legal Obligations and Review:

Notification was provided to neighboring property owners as required by State Law. To date, staff has not received any public hearing notice reply forms.

Attached Documents:

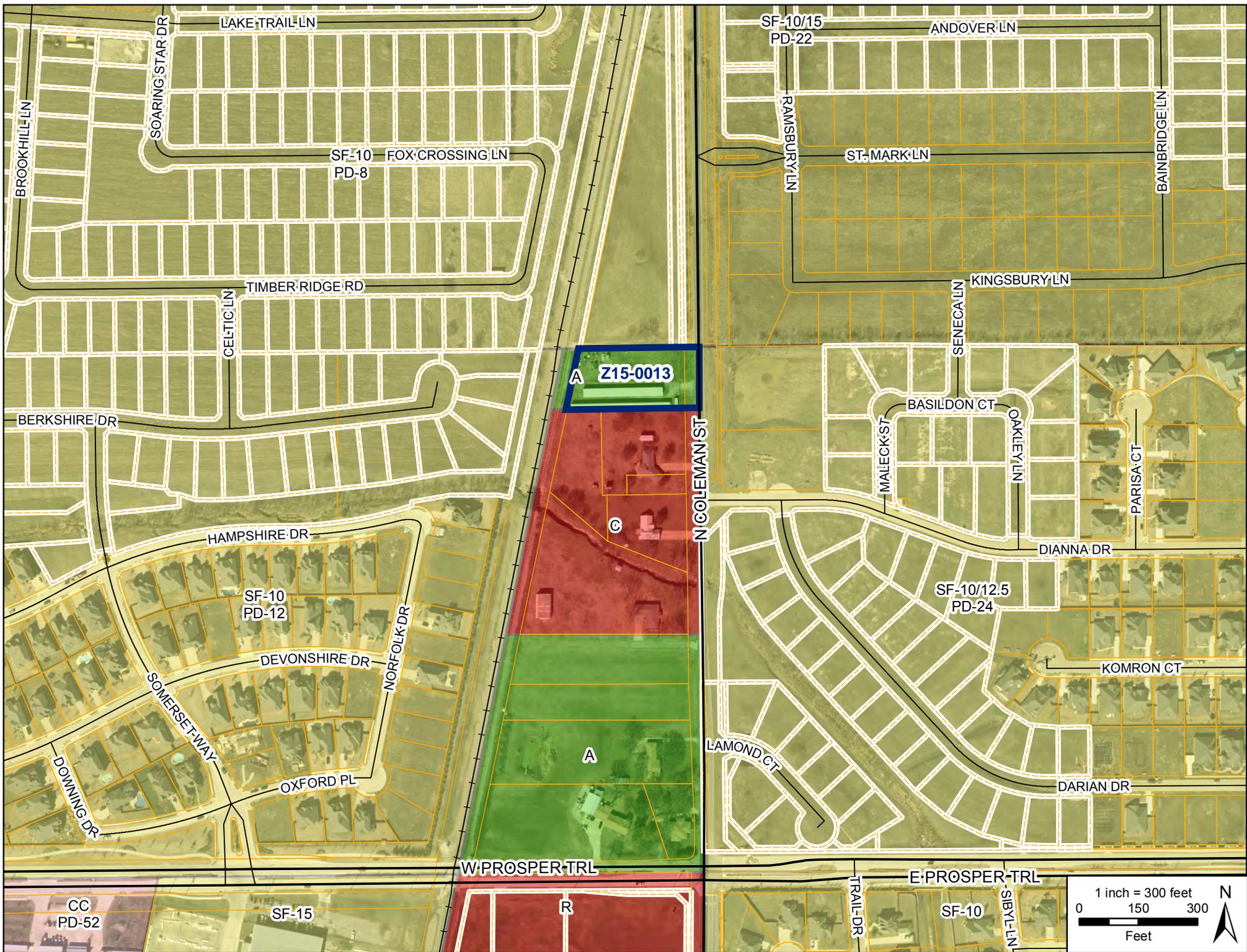
1. Surrounding zoning map
2. Zoning Exhibit A

Town Staff Recommendation:

Town staff recommends the Planning & Zoning Commission approve the rezoning request.

Town Council Public Hearing:

Upon a recommendation by the Planning & Zoning Commission, in accordance with the Town's Development Schedule, a Public Hearing for this item would be scheduled for the Town Council at their Regular meeting on January 12, 2016.



A Z15-0013

C

A

R

SF-10/15
PD-22

SF-10
PD-8

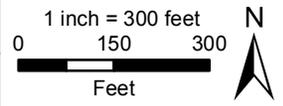
SF-10
PD-12

SF-10/12.5
PD-24

CC
PD-52

SF-15

SF-10





PLANNING

To: Planning & Zoning Commission

From: Jonathan Hubbard, Planner

Through: Alex Glushko, AICP, Senior Planner

Re: Planning & Zoning Commission Meeting – December 15, 2015

The chart below summarizes the Town Council's actions from their December 8, 2015 meeting on items that received recommendations from the Planning & Zoning Commission:

Item	Planning & Zoning Recommendation	Town Council Action
Conduct a Public Hearing, and consider and act upon an ordinance amending Specific Use Permit-8 (SUP-8) for a Child Day Care Center, on 2.0± 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 (SUP-8). (S15-0006).	Approved 5-0.	Approved 7-0.