

TOWN OF PROSPER, TEXAS

ORDINANCE NO. 05-35

AN ORDINANCE AMENDING PROSPER'S ZONING ORDINANCE NO. 05-20; REZONING A TRACT OF LAND CONSISTING OF 271.64 ACRES, MORE OR LESS, SITUATED IN THE COLLIN COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 147, IN THE TOWN OF PROSPER, COLLIN COUNTY, TEXAS, HERETOFORE ZONED SINGLE FAMILY-15 (SF-15) IS HEREBY REZONED AND PLACED IN THE ZONING CLASSIFICATION OF PLANNED DEVELOPMENT-SINGLE FAMILY-10/12.5 (PD-SF-10/12.5); DESCRIBING THE TRACT TO BE REZONED; PROVIDING FOR A PENALTY FOR THE VIOLATION OF THIS ORDINANCE; PROVIDING FOR REPEALING, SAVING AND SEVERABILITY CLAUSES; PROVIDING FOR AN EFFECTIVE DATE OF THIS ORDINANCE; AND PROVIDING FOR THE PUBLICATION OF THE CAPTION HEREOF.

WHEREAS, the Town Council of the Town of Prosper, Texas (the "Town Council") has investigated and determined that Zoning Ordinance No. 05-20 should be amended; and

WHEREAS, the Town of Prosper, Texas ("Prosper") has received a request from Campbell Holdings, Ltd. ("Applicant") to rezone 271.64 acres of land, more or less, situated in the Collin County School Land Survey, Abstract No. 147, in the Town of Prosper, Collin County, Texas; and

WHEREAS, the Town Council has investigated into and determined that the facts contained in the request are true and correct; and

WHEREAS, all legal notices required for rezoning have been given in the manner and form set forth by law, and public hearings have been held on the proposed rezoning and all other requirements of notice and completion of such zoning procedures have been fulfilled; and

WHEREAS, the Town Council has further investigated into and determined that it will be advantageous and beneficial to Prosper and its inhabitants to rezone this property as set forth below.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF PROSPER, TEXAS:

SECTION 1: Findings Incorporated. The findings set forth above are incorporated into the body of this Ordinance as if fully set forth herein.

SECTION 2: Amendments to Zoning Ordinance No. 05-20. Zoning Ordinance No. 05-20 is amended as follows: The zoning designation of the below-described property containing 271.64 acres of land, more or less, situated in the Collin County School Land Survey, Abstract No. 147, in the Town of Prosper, Collin County, Texas, (the "Property") and all streets, roads and alleyways contiguous and/or adjacent thereto is hereby rezoned as Planned Development-Single Family-10/12.5 (PD-SF-10/12.5). The property as a whole and the boundaries for each zoning classification are more particularly described in Exhibit "A" attached hereto and incorporated herein for all purposes as if set forth verbatim.

The development plans, standards, and uses for the Property in this Planned Development District shall conform to, and comply with 1) the statement of intent and purpose, attached hereto as Exhibit "B"; 2) the planned development standards, attached hereto as Exhibit "C"; 3) the conceptual development plan, attached hereto as Exhibit "D"; and 4) the Development Schedule, attached hereto as Exhibit "E"; which are incorporated herein for all purposes as if set forth verbatim. Except as amended by this Ordinance, the development of the Property within this Planned Development District must comply with the requirements of all ordinances, rules, and regulations of Prosper, as they currently exist or may be amended.

Three original, official and identical copies of the zoning exhibit map are hereby adopted and shall be filed and maintained as follows:

- a. Two (2) copies shall be filed with the Town Secretary and retained as original records and shall not be changed in any matter.
- b. One (1) copy shall be filed with the building inspector and shall be maintained up-to-date by posting thereon all changes and subsequent amendments for observation, issuing building permits, certificates of compliance and occupancy and enforcing the zoning ordinance. Reproduction for information purposes may from time-to-time be made of the official zoning district map.

Written notice of any amendment to this Planned Development District shall be sent to all property owners within two hundred feet (200') of the specific area to be amended.

SECTION 3: No Vested Interest/Repeal. No developer or property owner shall acquire any vested interest in this Ordinance or in any other specific regulations contained herein. Any portion of this Ordinance may be repealed by the Town Council in the manner provided for by law.

SECTION 4: Unlawful Use of Premises. It shall be unlawful for any person, firm or corporation to make use of said premises in some manner other than as authorized by this Ordinance, and shall be unlawful for any person, firm or corporation to construct on said premises any building that is not in conformity with the permissible uses under this Zoning Ordinance.

SECTION 5: Penalty. Any person, firm, corporation or business entity violating this Ordinance or any provision of Prosper's Zoning Ordinance No. 05-20, or as amended, shall be deemed guilty of a misdemeanor, and upon conviction thereof shall be fined any sum not exceeding Two Thousand Dollars (\$2,000.00). Each continuing day's violation under this Ordinance shall constitute a separate offense. The penal provisions imposed under this Ordinance shall not preclude Prosper from filing suit to enjoin the violation. Prosper retains all legal rights and remedies available to it pursuant to local, state and federal law.

SECTION 6: Severability. Should any section, subsection, sentence, clause or phrase of this Ordinance be declared unconstitutional or invalid by a court of competent jurisdiction, it is expressly provided that any and all

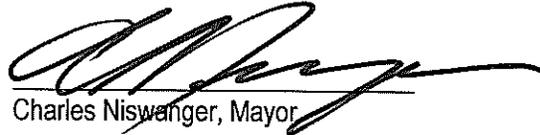
remaining portions of this Ordinance shall remain in full force and effect. Prosper hereby declares that it would have passed this Ordinance, and each section, subsection, clause or phrase thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses and phrases be declared unconstitutional or invalid.

SECTION 7: Savings/Repealing Clause. Prosper's Zoning Ordinance No. 05-20 shall remain in full force and effect, save and except as amended by this or any other Ordinance. All provisions of any ordinance in conflict with this Ordinance are hereby repealed to the extent they are in conflict; but such repeal shall not abate any pending prosecution for violation of the repealed ordinance, nor shall the appeal prevent a prosecution from being commenced for any violation if occurring prior to the repealing of the ordinance. Any remaining portions of said ordinances shall remain in full force and effect.

SECTION 8: Effective Date. This Ordinance shall become effective from and after its adoption and publications as required by law.

DULY PASSED AND APPROVED BY THE TOWN COUNCIL OF THE TOWN OF PROSPER, TEXAS ON THIS 14th DAY OF JUNE, 2005.

APPROVED AS TO FORM:


Charles Niswanger, Mayor

ATTESTED TO AND
CORRECTLY RECORDED BY:


Shanae Jennings, Town Secretary

DATE OF PUBLICATION: 6/23/05 & 6/24/05, Dallas Morning News – Collin County Addition

EXHIBIT A

LEGAL DESCRIPTION

BEING a tract of land located in the COLLIN COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 147, Collin County, Texas and being all of those tracts of land described in Deeds to Donald E. Godwin, recorded in Volume 3212, Page 958 and Volume 4790, Page 1637, Deed Records, Collin County, Texas and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found in the approximate center of County Road No. 4 at the Northwest corner of said Godwin tract recorded in Volume 4790, Page 1637;

THENCE North 89 degrees 53 minutes 29 seconds East, along said approximate centerline, a distance of 1,454.92 feet to a 1/2 inch iron rod found at the Northeast corner of said Godwin tract recorded in Volume 4790, Page 1637;

THENCE South 00 degrees 00 minutes 49 seconds East, a distance of 2,594.01 feet to a 5/8 inch iron rod found at the Southeast corner of said Godwin tract recorded in Volume 4790, Page 1637;

THENCE North 89 degrees 58 minutes 51 seconds East, a distance of 821.39 feet to a point at the Northeast corner of said Godwin tract recorded in Volume 3212, Page 958;

THENCE South 00 degrees 48 minutes 46 seconds West, a distance of 2,642.24 feet to a point in the approximate center of Fishtrap Road at the Southeast corner of said Godwin tract recorded in Volume 3212, Page 958;

THENCE South 89 degrees 50 minutes 01 seconds West, along said approximate centerline of Fishtrap Road, a distance of 1,278.24 feet to a point for corner;

THENCE North, leaving said approximate centerline, a distance of 760.03 feet to a point at the Northeast corner of a tract of land described in Deed to Nickey L. James, recorded in Volume 1891, Page 638, Deed Records, Collin County, Texas;

THENCE South 89 degrees 52 minutes 12 seconds West, a distance of 497.39 feet to a point at the Northwest corner of said James tract;

THENCE South 00 degrees 00 minutes 16 seconds East, a distance of 743.21 feet to a point for corner;

THENCE South 89 degrees 44 minutes 50 seconds West, a distance of 292.35 feet to a wood post found for corner;

THENCE North 89 degrees 34 minutes 26 seconds West, a distance of 196.43 feet to a point for corner;

THENCE South 89 degrees 57 minutes 26 seconds West, a distance of 470.08 feet to a point for corner;

THENCE North 89 degrees 37 minutes 29 seconds West, a distance of 437.63 feet to a point for corner in the approximate centerline of County Line Road;

THENCE North 00 degrees 01 minutes 16 seconds West, along said approximate centerline of said County Line Road, a distance of 2,635.79 feet to a point for corner;

THENCE South 89 degrees 25 minutes 30 seconds East, a distance of 921.23 feet to a wood post found for corner;

THENCE North 00 degrees 16 minutes 26 seconds East, a distance of 2,591.77 feet to the **POINT OF BEGINNING** and containing 271.64 acres.

USE AG ZONED RESIDENTIAL
 STRAN, ANDREOLA, AND WEE LUNA
 VOL. 100, PG. 1000
 DRCCT

USE AG ZONED RESIDENTIAL
 STRAN, ANDREOLA, AND WEE LUNA
 VOL. 100, PG. 1000
 DRCCT

CONCORD CANTONARA
 VOL. 100, PG. 1000
 DRCCT

PROSPER REAL PARTNERS, LTD.
 VOL. 100, PG. 1000
 DRCCT

USE AG ZONED SF-1 DEDICATION
 60' R/W

(CENTERLINE OF ROAD)
 1454.97' 45' R/W DEDICATION

FRANK FITEBERG
 VOL. 100, PG. 1000
 DRCCT

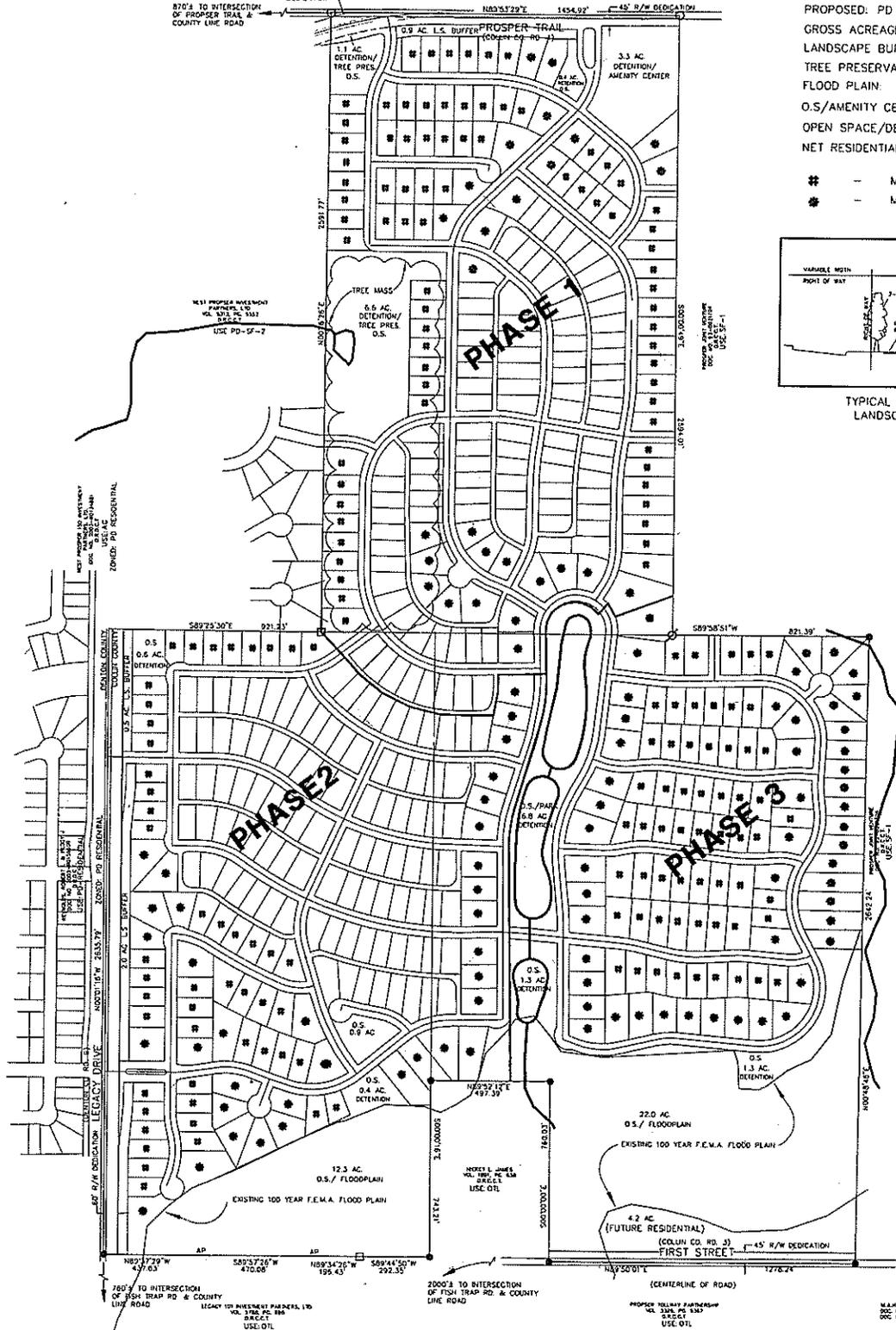
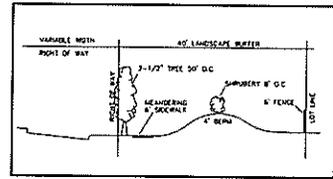
JAMES R. MORGAN, III &
 VOL. 100, PG. 1000
 DRCCT

SUMMARY TABLE

PROPOSED: PD RESIDENTIAL

GROSS ACREAGE	271.64
LANDSCAPE BUFFER	3.4
TREE PRESERVATION AREA	6.6
FLOOD PLAN	34.3
O.S./AMENITY CENTER	4.2
OPEN SPACE/DETENTION	12.1
NET RESIDENTIAL:	210.54

* - MINIMUM 12,500 S.F. LOT
 # - MINIMUM 15,000 S.F. LOT



EXISTING: AGRICULTURE
 PROPOSED: PD RESIDENTIAL

GROSS AC. 271.641
 NET OF R/W 256.88
 NET OF R/W & F.P. 227.84

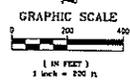
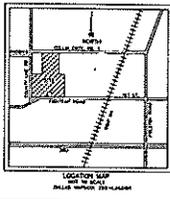
POTENTIAL GROSS DENSITY: 2 UPA
 POTENTIAL NET DENSITY: 2.35 UPA
 PROPOSED DENSITY CAP: 535 LOTS

OWNER/APPLICANT:
 CAMPBELL HOLDINGS LTD.
 GEORGE WOLLMANN, PRESIDENT
 2050 N. PLANO RD. SUITE 100
 RICHARDSON, TEXAS 75082

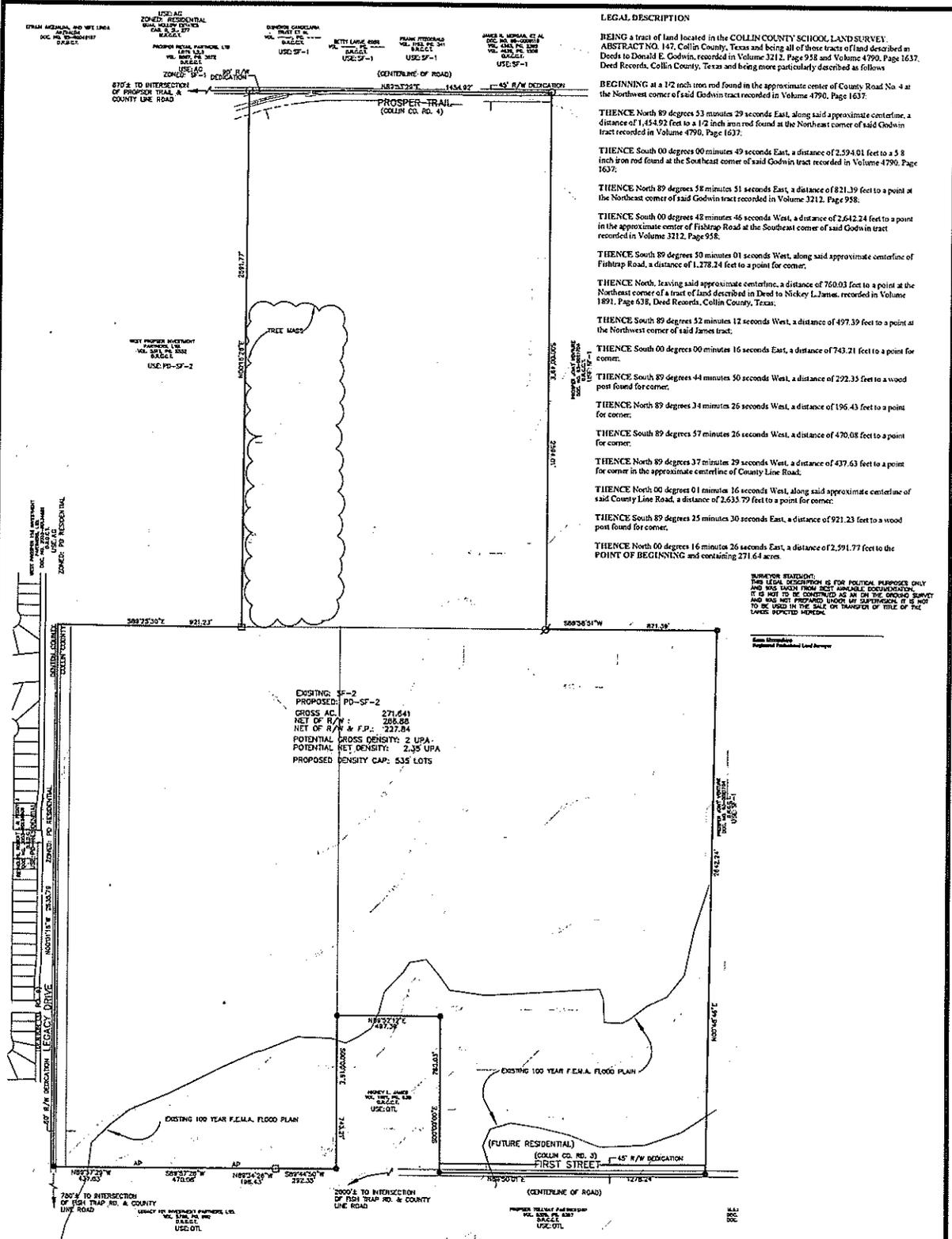
REPRESENTATIVE:
 DOWDEY ANDERSON & ASSOC.
 MARDY BROWN
 5225 VILLAGE CREEK DR. STE 200
 PLANO, TEXAS 75093
 469-576-1272
 972-931-9538(FAX)

**ZONING CASE - 205-4
 EXHIBIT-D**

271.64 ACRE PD ZONING				
SINGLE FAMILY RESIDENTIAL				
COLLIN COUNTY SCHOOL LAND, ABS 147				
TOWN OF PROSPER, TEXAS				
DOWDEY, ANDERSON & ASSOCIATES, INC.				
5315 Village Creek Drive, Suite 200, Plano, Texas 75093 972-931-0204				
DESIGN	DRAWN	CHECKED	DATE	SCALE
MJB	MJB	MJB	4/26/05	1"=200'
JOB	03-027			
SHEET	1			



THE THOROUGHFARES SHOWN ON THIS EXHIBIT
 ARE FOR ILLUSTRATIVE ONLY AND DO NOT SET
 THE ALIGNMENTS.



LEGAL DESCRIPTION

BEING A TRACT OF LAND LOCATED IN THE COLLIN COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 147, Collin County, Texas and being all of those tracts of land described in Deeds to Donald E. Godwin, recorded in Volume 3212, Page 938 and Volume 4790, Page 1637, Deed Records, Collin County, Texas and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found in the approximate center of County Road No. 4 at the Northwest corner of said Godwin tract recorded in Volume 4790, Page 1637;

THENCE North 89 degrees 33 minutes 29 seconds East, along said approximate centerline, a distance of 1,454.92 feet to a 1/2 inch iron rod found at the Northeast corner of said Godwin tract recorded in Volume 4790, Page 1637;

THENCE South 00 degrees 00 minutes 49 seconds East, a distance of 2,594.01 feet to a 5/8 inch iron rod found at the Southeast corner of said Godwin tract recorded in Volume 4790, Page 1637;

THENCE North 89 degrees 38 minutes 51 seconds East, a distance of 821.39 feet to a point at the Northeast corner of said Godwin tract recorded in Volume 3212, Page 938;

THENCE South 00 degrees 42 minutes 46 seconds West, a distance of 2,642.24 feet to a point in the approximate center of Fishtrap Road at the Southeast corner of said Godwin tract recorded in Volume 3212, Page 938;

THENCE South 89 degrees 50 minutes 01 seconds West, along said approximate centerline of Fishtrap Road, a distance of 1,178.24 feet to a point for corner;

THENCE North, leaving said approximate centerline, a distance of 760.03 feet to a point at the Northeast corner of a tract of land described in Deed to Nickey L. James, recorded in Volume 1891, Page 638, Deed Records, Collin County, Texas;

THENCE South 89 degrees 52 minutes 12 seconds West, a distance of 497.39 feet to a point at the Northwest corner of said James tract;

THENCE South 00 degrees 00 minutes 16 seconds East, a distance of 743.21 feet to a point for corner;

THENCE South 89 degrees 44 minutes 50 seconds West, a distance of 292.35 feet to a wood post found for corner;

THENCE North 89 degrees 34 minutes 26 seconds West, a distance of 196.43 feet to a point for corner;

THENCE South 89 degrees 57 minutes 26 seconds West, a distance of 470.08 feet to a point for corner;

THENCE North 89 degrees 37 minutes 29 seconds West, a distance of 437.63 feet to a point for corner in the approximate centerline of County Line Road;

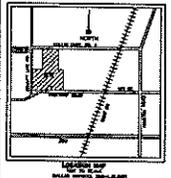
THENCE North 00 degrees 01 minutes 16 seconds West, along said approximate centerline of said County Line Road, a distance of 2,633.79 feet to a point for corner;

THENCE South 89 degrees 25 minutes 30 seconds East, a distance of 921.23 feet to a wood post found for corner;

THENCE North 00 degrees 16 minutes 26 seconds East, a distance of 2,591.77 feet to the POINT OF BEGINNING and containing 271.64 acres.

SURVEYOR'S STATEMENT:
 THIS LEGAL DESCRIPTION IS FOR POLITICAL PURPOSES ONLY AND WAS TAKEN FROM RECENT AVAILABLE DOCUMENTATION. IT IS NOT TO BE CONSIDERED AS AN ON-THE-GROUND SURVEY AND WILL NOT BE PREPARED UNLESS A SURVEYOR IS NOT TO BE USED IN THE SALE OR TRANSFER OF TITLE OF THE LANDS REFERRED HEREIN.

EXISTING: SF-2
 PROPOSED: PD-SF-2
 GROSS AC: 271.64
 NET OF R/W: 205.95
 NET OF R/W & F.P.: 227.84
 POTENTIAL GROSS DENSITY: 2 UPA
 POTENTIAL NET DENSITY: 2.08 UPA
 PROPOSED DENSITY CAP: 535 LOTS



LEGEND

- 1/2" IRON ROD
- IRON STAKE
- WOOD POST
- AP ANGLE POINT

THROUGHFARE ROAD:
 THROUGHFARE LOCATIONS AND ALIGNMENTS SHOWN ON THIS MAP ARE FOR ILLUSTRATIVE PURPOSES ONLY AND APPROVAL OF THIS ZONING IS NOT TO BE CONSTRUED AS APPROVAL OF ANY THROUGHFARE.



OWNER/APPLICANT:
 CAMPBELL HOLDINGS LTD.
 GEORGE WOLLMANN, PRESIDENT
 2050 N. PLANO RD. SUITE 100
 RICHARDSON, TEXAS 75082

REPRESENTATIVE:
 DOWEY ANDERSON & ASSOC.
 MARDY BROWN
 5225 VILLAGE CREEK DR. STE.200
 PLANO, TEXAS 75093
 469-576-1272
 972-931-9538(FAX)

ZONING CASE - Z05-4
EXHIBIT-A
271.64 ACRE PD ZONING

SINGLE FAMILY RESIDENTIAL			
COLLIN COUNTY SCHOOL LAND , ABS. 147			
TOWN OF PROSPER , TEXAS			
DOWEY, ANDERSON & ASSOCIATES, INC.			
525 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0241			
DESIGN	DRAWN	CHECKED	DATE
MJD	MJD	MJD	4/26/06
SCALE	JOB	SHEET	
1"=200'	05-027	1	

EXHIBIT B

Legacy Lakes

Statement of Intent and Purpose

This document is meant to accompany the Legacy Lakes conceptual plan submitted to the Town of Prosper on 4/28/2005.

The Town is concurrently annexing this tract and zoning it for single family residential with a minimum 10,000 s.f. lots. It is our desire to rezone the property to the Planned Development designation. The conceptual plan depicts the general layout but is to be used only as a guide.

The tract provides for a wide variety of single family lot sizes as well as a linear park, amenity center, tree preservation area and many walking trails.

The plan takes into consideration the town's Comprehensive Plan by designating this tract for low-density residential.

There has been an extensive area set aside for tree preservation, parks and landscaping to enhance the existing and proposed roadways.

We visualize an enhanced single family community that provides an environmentally sensitive solution for the community.

Exhibit "C"

Legacy Lakes

Planned Development District Development Standards

Engineer:

Dowdey, Anderson and Associates, Inc.
Planning and Engineering
5225 Village Creek Drive
Suite 200
Plano, Texas 75093
(972) 931-0694
(972) 931-9538 Fax

Owner / Applicant:

Campbell Holdings LTD.
2050 N Plano Road
Suite 100
Plano, Texas 75082
(972) 690-0028
(972) 690-0479 Fax

March 2005

Legacy Lakes

PLANNED DEVELOPMENT DISTRICT STANDARDS

1.0 Planned Development District - Single-Family Residence

1.01 **General Description:** This District will provide the ability to encourage and accommodate the development of single-family residential uses on a tract of land that has unusual physical properties. Development standards for the aforementioned housing types are outlined within this text. This property may develop under the standards for SF-10 and SF-12.5 as contained in Zoning Ordinance no 05-20, as it exists or may be amended, subject to the specific provisions contained herein below.

1.02 **Permitted Uses:** Land uses permitted within the PD are as follows:

- a. Residential units as described herein.
- b. Private or public recreation facilities.
- c. Churches / rectories.
- d. Schools - public, private, or state accredited.
- e. Parks, playgrounds and neighborhood recreation facilities including, but not limited to, swimming pools, clubhouse facilities and tennis courts.
- f. Fire stations, police stations, and public safety facilities.
- g. Real estate sales offices during the development and marketing of the Planned Development.
- h. Public streets and private streets. (Subject to Town standards)
- i. Gatehouse.
- j. Accessory buildings and uses customarily incidental to the permitted uses.
- k. Temporary buildings and uses incidental to construction work on the premises, which shall be removed upon completion.
- l. Municipal service centers.

1.03 **Building Materials:** A minimum of seventy-five (75) percent of the total exterior wall surfaces of all main buildings shall have an exterior finish of glass, stone, stucco, tile, or brick, or any combination thereof. The use of wood and cementitious fiberboard as a primary, exterior building material shall be limited to a maximum of twenty-five (25) percent of the total wall surfaces.

1.04 **Single-Family:** A single-family unit is a form of detached housing. This residential type will consist of larger units and lots, having access and frontage on

a public street and be limited to 535 units per this ordinance. Building and area requirements are as follows:

- a. **Lot Area:** 45% of the lots may be a minimum of ten thousand (10,000) square feet. These lots shall be developed to SF-10 standards as contained in Zoning Ordinance 05-20 as it exists or may be amended. 35% of the lots shall be a minimum of twelve thousand five hundred (12,500) square feet. These lots shall be developed to SF-12.5 standards as contained in Zoning Ordinance 05-20 as it exists or may be amended. 20% shall be a minimum of fifteen thousand (15,000) square feet. With the exception of the minimum lot area being 15,000 square feet, these lots shall be developed to SF-12.5 standards as contained in Zoning Ordinance 05-20 as it exists or may be amended.
- b. **Minimum Dwelling Area:** The minimum enclosed heated living area shall be Two Thousand (2,000) square feet for a designated 10,000 square foot lot and two thousand two hundred (2,200) square feet for a designated 12,500 square foot lot or above.

2.0 Residential Planned Development District - General Conditions

- 2.01 **Conformance to All Applicable Articles of the Town of Prosper Zoning Ordinance:** Except as amended herein, this Planned Development District shall conform to any and all applicable articles and sections of the Town of Prosper Zoning Ordinance, No. 05-20, as it presently exists or may be amended.
- 2.02 **Amenity Center:** The Developer for the Planned Development District shall provide for an amenity center which may include, but not be limited to a swimming pool, restrooms and dressing rooms, and landscaping to be owned, operated, and maintained by a property owner's association. The amenity center will be provided by the final construction of Phase Two.
- 2.03 **Zoning Exhibit:** A Zoning Exhibit is hereby attached and made a part of the ordinance. It establishes the most general guidelines for the district by identifying the land use types, approximate thoroughfare locations and project boundaries and illustrates the integration of these elements into a master plan for the whole district.
- 2.04 **Streets:**
 - a. Residential streets shall consist of a fifty (50) foot right-of-way with a thirty-one (31) foot paving section (b-b).
 - b. Cul-de-sacs may be six hundred feet long measured at the edge of right of way to the beginning of the cul-de-sac bulb right of way.

2.05 **Maintenance of Facilities:** The Owner(s) shall establish, with each preliminary plat submittal, a property owner's association, membership association or other designation that will be responsible for the improvement and maintenance of all common areas and/or common facilities contained within the area of the Planned Development District.

2.06 **Sidewalks:** A four (4) foot sidewalk within the street right-of-way shall be provided at the front of all single-family residential lots. Corner lots shall also provide the aforementioned requirement along both streets.

2.07 **Landscaping:**

- a. A minimum of three (3) 2 -1/2" trees shall be planted in each front yard in the single family lot developed being a minimum total of 1,605 trees planted by the builders in addition to those installed as a part of the amenities by the developer. The designated Amenity shall have twenty (20) 2 -1/2" trees per net acre not including water features.
- b. Additional side yard landscaping will be required on all lots adjacent and siding to the spine road within the development. This shall be one (1) extra tree 2 -1/2" or three (3) ten gallon shrub plantings.
- c. Consistent stained fencing will be built on all lots siding to the 4 entry spine roads within the development to their terminus. A six foot board on board capped fence, constructed with steel posts which will be located internal to the lots, shall be required to be constructed by the individual builder.
- d. Landscape buffers will be constructed on Legacy Drive and Prosper Trail. They will be 40 feet in width and will be irrigated and maintained by the H.O.A. They will have 2 -1/2" trees planted 30' O.C. and will have a meandering 6' concrete sidewalk. There will be a four foot berm where feasible which will be planted with ten gallon shrubbery six (6) feet O.C.

2.08 **Tree Preservation:** The 6.6 Acre Detention/Tree Preservation Open Space identified on Exhibit D near the top left portion of the exhibit has been located so as to maximize the amount of trees that are preserved on the site. Clearing of the underbrush in this area is permitted. However, all trees in this area over six (6) caliper inches in size shall be preserved. Any tree over six (6) caliper inches that dies as a result of the development of this tract shall be replaced on an inch-for-inch basis.

EXHIBIT E

Legacy Lakes

Development Schedule

This document is meant to accompany the Legacy Lakes conceptual plan submitted to the Town of Prosper on 4/28/2005.

It is our belief that the project could commence immediately and be complete within 8 years.