

AN ORDINANCE AMENDING PROSPER'S ZONING ORDINANCE NO. 05-20 AND ORDINANCE NO. 06-127; REZONING A TRACT OF LAND CONSISTING OF 133.101 ACRES, MORE OR LESS, SITUATED IN THE LARKIN MCCARTY SURVEY, ABSTRACT NO. 600, IN THE TOWN OF PROSPER, COLLIN COUNTY, TEXAS, HERETOFORE ZONED PLANNED DEVELOPMENT-9-SINGLE FAMILY (PD-9-SF) IS HEREBY REZONED AND PLACED IN THE ZONING CLASSIFICATION OF PLANNED DEVELOPMENT-SINGLE FAMILY (PD-SF); 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 and Ordinance No. 06-127 should be amended; and

WHEREAS, the Town of Prosper, Texas ("Prosper") has received a request from HRC Ranch, LTD. ("Applicant") to rezone 133.101 acres of land, more or less, situated in the Larkin McCarty Survey, Abstract No. 600, 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 and Ordinance No. 06-127. Zoning Ordinance No. 05-20 and Ordinance No. 06-127 is amended as follows: The zoning designation of the below-described property containing 133.101 acres of land, more or less, situated in the Larkin McCarty Survey, Abstract No. 600, 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 (PD-SF). 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 concept plan, attached hereto as Exhibit “D”; 4) the phasing plan, attached hereto as Exhibit “E”; and 5) the temporary signage exhibit, attached hereto as Exhibit “F”; 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 Official 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.

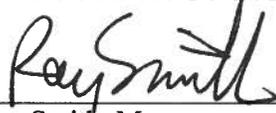
SECTION 6: Severability. Should any section, subsection, sentence, clause or phrase of this Ordinance be declared unconstitutional or invalid by a court of competent jurisdiction, it is expressly provided that any and all remaining portions of this Ordinance shall remain in full force and effect. Prosper 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.

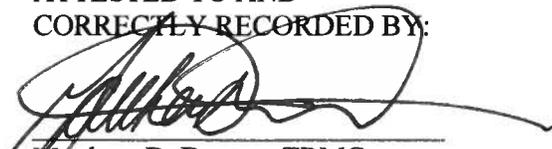
DULY PASSED AND APPROVED BY THE TOWN COUNCIL OF THE TOWN OF PROSPER, TEXAS ON THIS 9TH DAY OF NOVEMBER, 2010.

APPROVED AS TO FORM:



Ray Smith, Mayor

ATTESTED TO AND
CORRECTLY RECORDED BY:



Matthew D. Denton, TRMC
Town Secretary

DATE OF PUBLICATION: NOVEMBER 29 2010, Dallas Morning News

LEGAL DESCRIPTION

BEING a parcel of land located in the Town of Prosper, Collin County, Texas a part of the Larkin McCarty Survey, Abstract No. 600, and being a part of a called 198.86 acre tract of land described in a special warranty deed to HRC Ranch, Ltd. as recorded in Volume 4911, Page 2695, Deed Records Collin County, Texas, and being further described as follows:

BEGINNING at the southwest corner of Whitley Place, Phase 1, an addition to the Town of Prosper as recorded in Cabinet 2008, Page 226, Map Records Collin County, Texas, being in the south line of said 198.86 acre tract of land, and being in the north right-of-way line of County Road No. 79;

THENCE along the south line of said 198.86 acre tract of land as follows:

South 89 degrees 41 minutes 31 seconds West, 1366.38 feet to a point for corner;

South 85 degrees 50 minutes 45 seconds West, 715.46 feet to a point for corner;

South 01 degrees 49 minutes 13 seconds West, 86.82 feet to a point for corner;

South 89 degrees 01 minutes 13 seconds West, 362.16 feet to a point for corner;

South 89 degrees 01 minutes 13 seconds West, 508.81 feet to the southwest corner of said 198.86 acre tract of land;

THENCE North 00 degrees 22 minutes 56 seconds West, 2053.17 feet to the northwest corner of said 198.86 acre tract of land and being in Naugle Creek;

THENCE along the north line of said 198.86 acre tract of land and along the meanders of Naugle Creek as follows:

North 58 degrees 09 minutes 26 seconds East, 263.00 feet to a point for corner;

South 73 degrees 06 minutes 08 seconds East, 145.00 feet to a point for corner;

South 80 degrees 54 minutes 52 seconds East, 300.00 feet to a point for corner;

South 68 degrees 05 minutes 19 seconds East, 254.00 feet to a point for corner;

North 88 degrees 14 minutes 21 seconds East, 137.50 feet to a point for corner;

North 59 degrees 18 minutes 21 seconds East, 150.60 feet to a point for corner;

North 86 degrees 46 minutes 41 seconds East, 90.80 feet to a point for corner;

North 58 degrees 43 minutes 34 seconds East, 177.80 feet to a point for corner;

South 78 degrees 01 minutes 04 seconds East, 52.20 feet to a point for corner;

South 44 degrees 44 minutes 52 seconds East, 107.70 feet to a point for corner;

North 85 degrees 27 minutes 19 seconds East, 47.00 feet to a point for corner;

North 52 degrees 35 minutes 57 seconds East, 226.60 feet to a point for corner;

North 85 degrees 58 minutes 18 seconds East, 315.03 feet to a point for corner;

North 57 degrees 02 minutes 11 seconds East, 123.50 feet to a point for corner;

North 23 degrees 31 minutes 36 seconds East, 117.00 feet to a point for corner;

North 59 degrees 35 minutes 46 seconds East, 98.00 feet to a point for corner;

North 82 degrees 00 minutes 06 seconds East, 114.00 feet to a point for corner;
South 74 degrees 17 minutes 11 seconds East, 155.50 feet to a point for corner;
North 44 degrees 13 minutes 40 seconds East, 141.00 feet to a point for corner;
North 72 degrees 19 minutes 58 seconds East, 83.00 feet to a point for corner;
South 33 degrees 55 minutes 54 seconds East, 149.00 feet to a point for corner;
North 82 degrees 42 minutes 21 seconds East, 46.00 feet to a point for corner;
North 52 degrees 23 minutes 08 seconds East, 35.00 feet to a point in the
westerly line of said Whitley Place, Phase 1;

THENCE along the westerly line of said Whitley Place, Phase 1 as follows:

South 07 degrees 46 minutes 02 seconds West, 341.10 feet to a point for corner;
South 82 degrees 12 minutes 56 seconds East, 51.86 feet to a point for corner;
Southeasterly, 38.13 feet along a curve to the left having a central angle of 03
degrees 58 minutes 19 seconds, a radius of 550.00 feet, a tangent of 19.07 feet, and
whose chord bears South 84 degrees 12 minutes 06 seconds East, 38.12 feet to a point for
corner;

South 86 degrees 11 minutes 15 seconds East, 217.63 feet to a point for corner;
Southeasterly, 25.47 feet along a curve to the right having a central angle of 04
degrees 51 minutes 52 seconds, a radius of 300.00 feet, a tangent of 12.74 feet, and
whose chord bears South 83 degrees 45 minutes 19 seconds East, 25.46 feet to a point for
corner;

South 20 degrees 43 minutes 23 seconds West, 143.98 feet to a point for corner;
South 26 degrees 31 minutes 15 seconds West, 112.27 feet to a point for corner;
South 38 degrees 26 minutes 56 seconds West, 144.36 feet to a point for corner;
South 53 degrees 19 minutes 39 seconds West, 112.81 feet to a point for corner;
South 57 degrees 26 minutes 19 seconds West, 199.70 feet to a point for corner;
South 40 degrees 02 minutes 47 seconds West, 447.00 feet to a point for corner;
South 28 degrees 49 minutes 43 seconds West, 67.63 feet to a point for corner;
South 19 degrees 33 minutes 22 seconds West, 97.63 feet to a point for corner;
South 11 degrees 27 minutes 29 seconds West, 25.63 feet to a point for corner;
Southwesterly, 7.58 feet along a curve to the left having a central angle of 00
degrees 23 minutes 28 seconds, a radius of 1110.00 feet, a tangent of 3.79 feet, and
whose chord bears South 86 degrees 26 minutes 52 seconds West, 7.58 feet to a point for
corner;

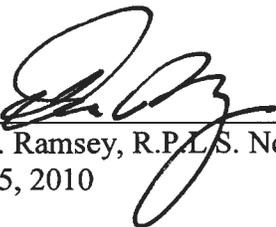
South 02 degrees 14 minutes 19 seconds East, 79.37 feet to a point for corner;
South 09 degrees 57 minutes 08 seconds East, 91.70 feet to a point for corner;
South 19 degrees 17 minutes 50 seconds East, 113.29 feet to a point for corner;
South 26 degrees 33 minutes 10 seconds East, 64.61 feet to a point for corner;
South 44 degrees 27 minutes 16 seconds East, 178.01 feet to a point for corner;
South 51 degrees 41 minutes 47 seconds East, 90.00 feet to a point for corner;
South 53 degrees 34 minutes 13 seconds East, 84.49 feet to a point for corner;
North 69 degrees 55 minutes 13 seconds East, 91.45 feet to a point for corner;
North 89 degrees 42 minutes 30 seconds East, 90.03 feet to a point for corner;
South 04 degrees 53 minutes 03 seconds East, 136.36 feet to a point for corner;
Southeasterly, 120.70 feet along a curve to the right having a central angle of 138
degrees 19 minutes 00 seconds, a radius of 50.00 feet, a tangent of 131.34 feet, and

whose chord bears South 25 degrees 40 minutes 43 seconds East, 93.46 feet to a point for corner;

South 46 degrees 32 minutes 51 seconds East, 22.31 feet to a point for corner;

South 00 degrees 18 minutes 03 seconds East, 149.95 feet to the POINT OF BEGINNING and containing 5,797,870 square feet or 133.101 acres of land.

“This document was prepared under 22 TAC 663.23, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.”



Dan B. Ramsey, R.P.L.S. No. 4172
June 25, 2010



EXHIBIT B FOR Z10-0018
STATEMENT OF INTENT AND PURPOSE

The purpose of this planned development is to create an opportunity to provide a sustainable housing market for the Whitley Place Community. The proposed development criteria will allow for Whitley Place to develop as a multi-generational community. This in turn will have a positive impact on the long term sustainability of the community.

Since the goal is for long term sustainability, the high quality atmosphere already established with the first phase of Whitley Place will continue in future phases by carrying on the thematic design expressed in the community's common areas, public corridors and entryways, as well the buffers along major abutting roads.

With an eye to the environment, additional wooded open space, which will be maintained by the Whitley Place Homeowners Association, will also be set aside. Also, so as not to overburden the town's infrastructure, police and fire services, as well as the Prosper ISD, the number of homes to be built with the addition of this planned development is virtually the same as what was approved in the original Whitley Place planned development.

EXHIBIT C FOR Z10-0018
133.10 ACRES (GROSS)
PLANNED DEVELOPMENT STANDARDS

1.0 Planned Development District – Single Family Residential

1.01 Development Pattern and Standards: The property shall generally develop in accordance with Exhibit D.

A. Lots located in Area “A” as identified on Exhibit D shall be developed in accordance with the Single Family-15 District as outlined in the Town of Prosper Zoning Ordinance, as it exists or may be amended, unless identified below.

B. Lots located in Area “B” as identified on Exhibit D shall be developed in accordance with the Single Family-12.5 District as outlined in the Town of Prosper Zoning Ordinance, as it exists or may be amended, unless identified below.

C. Lots located in Area “C” as identified on Exhibit D shall be developed in accordance with the Single Family-10 District as outlined in the Town of Prosper Zoning Ordinance, as it exists or may be amended, unless identified below.

1.02 Number of Lots: The maximum number of single-family residential lots within the proposed development shall not exceed 250. The breakdown of lot sizes shall be as follows:

A. Area A: 15,000 Square Foot Lots: 35 Lots Minimum

B. Area B: 12,500 Square Foot Lots: 54 Lots Maximum

C. Area C: 10,000 Square Foot Lots: 161 Lots Maximum.

1.03 Setbacks

1.03.1 Minimum Front Yard: The staggering of front yard setbacks, as required in Section 9.3(F) of the Prosper Zoning Ordinance, shall be at the discretion of the home builder and shall not be required. The minimum front yard shall be as follows.

A. Area A: 30’

B. Area B: 25’

C. Area C: 25’

1.03.2 Minimum Side Yard:

A. Area A: 10’ 15’ on corner adjacent to side street

B. Area B: 10’ 15’ on corner adjacent to side street

C. Area C: 8’, 15’ on corner adjacent to side street.

1.03.3 Minimum Rear Yard: 20’.

1.04 Minimum Lot Area:

A. Area A: 15,000 square feet

- B. Area B: 12,500 square feet
 - C. Area C: 10,000 square feet.
- 1.05 Minimum Lot Width at Front Building Line:
- A. Area A: 90'
 - B. Area B: 80'
 - C. Area C: 80'.
- 1.06 Minimum Lot Depth:
- A. Area A: 120'
 - B. Area B: 120'
 - C. Area C: 120'.
- 1.07 Minimum Dwelling Area:
- A. Area A: 2,300 square feet
 - B. Area B: 2,200 square feet
 - C. Area C: 2,200 square feet
- 1.08 Maximum Height: Buildings shall be a maximum of 2 ½ stories, not to exceed 40' in height.
- 1.09 Maximum Lot Coverage:
- A. Area A: 45%
 - B. Area B: 45%
 - C. Area C: 50%.
- 1.10 Required Parking: A minimum of 4 off-street, concrete parking spaces shall be provided for each residential unit. As part of the parking requirement, at least 2 of the off-street parking spaces shall be in an enclosed garage. Garage doors shall be located on or behind the applicable setback line for the residential unit. Detached, stand-alone carports shall be prohibited. The parking of motor homes, boats, and/or trailers on a lot facing a street or on a street, is prohibited.
- 1.11 Mechanical Equipment: All mechanical equipment (pool, air conditioning, etc.) shall be completely screened from public view. A combination of hedges or walls should be used to screen equipment or mechanical areas.
- 1.12 Mailboxes: The property will be deed restricted to require a standard mailbox design that will be constructed with each home or structure and maintained by the property owner or HOA for a consistent look throughout the development. Each mailbox will be iron, wrought-iron, or cast alloy posts or stand and all mailboxes will match in color and style with those built in the Whitley Place community. Brick mailboxes shall be prohibited.
- 1.13 Fencing: All lots adjacent to parks and open spaces designated on Exhibit D shall be restricted to ornamental metal fencing. All wood fencing shall be a minimum of

stained/sealed board on board with metal posts. Screening as required in Section 10.13.5 of the Prosper Subdivision Ordinance shall not be required for that portion of the development which backs to East First Street, west of Whitley Place Drive.

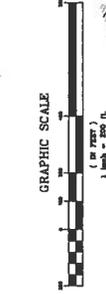
2.0 General Conditions

- 2.01 A minimum of 23 acres of HOA owned and maintained common open space area shall be provided within this development.
- 2.02 The hike and bike trail located within the T.P. & L Easement and a playground with a shade structure shall be constructed with the contiguous phase. The playground shall not be constructed later than in conjunction with Phase 3 of the development.
- 2.03 Lots backing to the existing First Street shall be prohibited from accessing First Street. In addition, an 8' high stained/sealed board on board wooden fence with metal posts shall be provided where those lots back to the existing First Street.
- 2.04 Parks, Trails, and Open Space: The parks and trails for this development shall be provided for and maintained in accordance with the approved Development Agreement for the Whitley Place development. Any existing credits from any phase of the Whitley Place development may be used throughout the development, including the phases covered by this planned development.
- 2.05 Neighborhood Identification, Community Enhancements and Buffering:
- A neighborhood identification feature and community enhancements shall be provided in the general location as shown on Exhibit D. The identification feature shall be of a similar design and use similar materials to those used for such features for the Whitley Place community. The identification feature design shall be generally consistent with the Neighborhood Identification Detail shown on Exhibit D.
- In order to create a cohesive theme for the outward appearance of the community, community enhancements and buffering shall be of a similar design and use similar building and plant materials as those provided for in the Whitley Place Community.
- 2.06 Homeowner's Association: Each lot shall be a member of the Whitley Place Homeowner's Association.
- 2.07 Sidewalks: 5' wide sidewalks shall be constructed adjacent to streets within the development.
- 2.08 Signage: Temporary signage shall be allowed, after being permitted by the Town, within the boundary of the planned development to direct traffic and announce future phases of development. Said signs shall be monument signs with a stone base and shall be consistent with the design depicted on Exhibit F. Said signs shall not be larger than 80 square feet.

A maximum of 4 signs may be located within the development, the location of which shall be limited to HOA lots and/or unbuilt upon single family lots.

The signs shall be removed when 90% of the lots within the development have received Certificates of Occupancy from the Town.

- 2.09 Street Openings to Adjoining Properties: The number and location of street openings as depicted on Exhibit "D" shall be deemed to meet the requirements established in Subsection 10.2.19 of the Prosper Subdivision Ordinance.



NEIGHBORHOOD IDENTIFICATION DETAIL
SCALE: 1/4" = 1'

SITE DATA:
OPEN SPACE AREA: 53,784 ACRES
COMBINED AREA: 1,888 ACRES
PARK DEDICATION: 2.3 ACRES PER AMENDMENT 2015 OF SITE

LOT DATA:

- SITE: 25 LOTS (15.00 SQ.FT. (107' X 150' TYP.) AREA, 17 LOTS (10,000 SQ.FT. (100' X 100' TYP.) AREA, 12 LOTS (10,000 SQ.FT. (100' X 100' TYP.) AREA)
- TOTAL: 250 LOTS (133.10 ACRES) (1.87 LOTS/ACRES)

RECREATION/AMENITY DATA

PARK/OPEN SPACE BELOW ACRES 2015 OF COMMUNITY

LOT DATA	OTHER PHASES IN PD-3	WHITLEY PLACE WEST	TOTAL
1 AC	3	3	3
30,000 SQ.FT.	21	21	21
10,000 SQ.FT.	32	32	32
12,000 SQ.FT.	49	49	49
10,000 SQ.FT.	183	181	181
TOTAL	308	250	250

377.60 ACRES (1.70 LOTS/ACRE)
*AREA CALCULATIONS FOR OPEN SPACE LOTS ARE APPROXIMATE UNTIL FINAL PLANNING.

210-0018
EXHIBIT "D"

WHITLEY PLACE -- WEST

133.101 ACRES OUT OF THE
LARON MCCARTY SURVEY, ABSTRACT NO. 800
TOWN OF PROSPER, COLLIN COUNTY, TEXAS

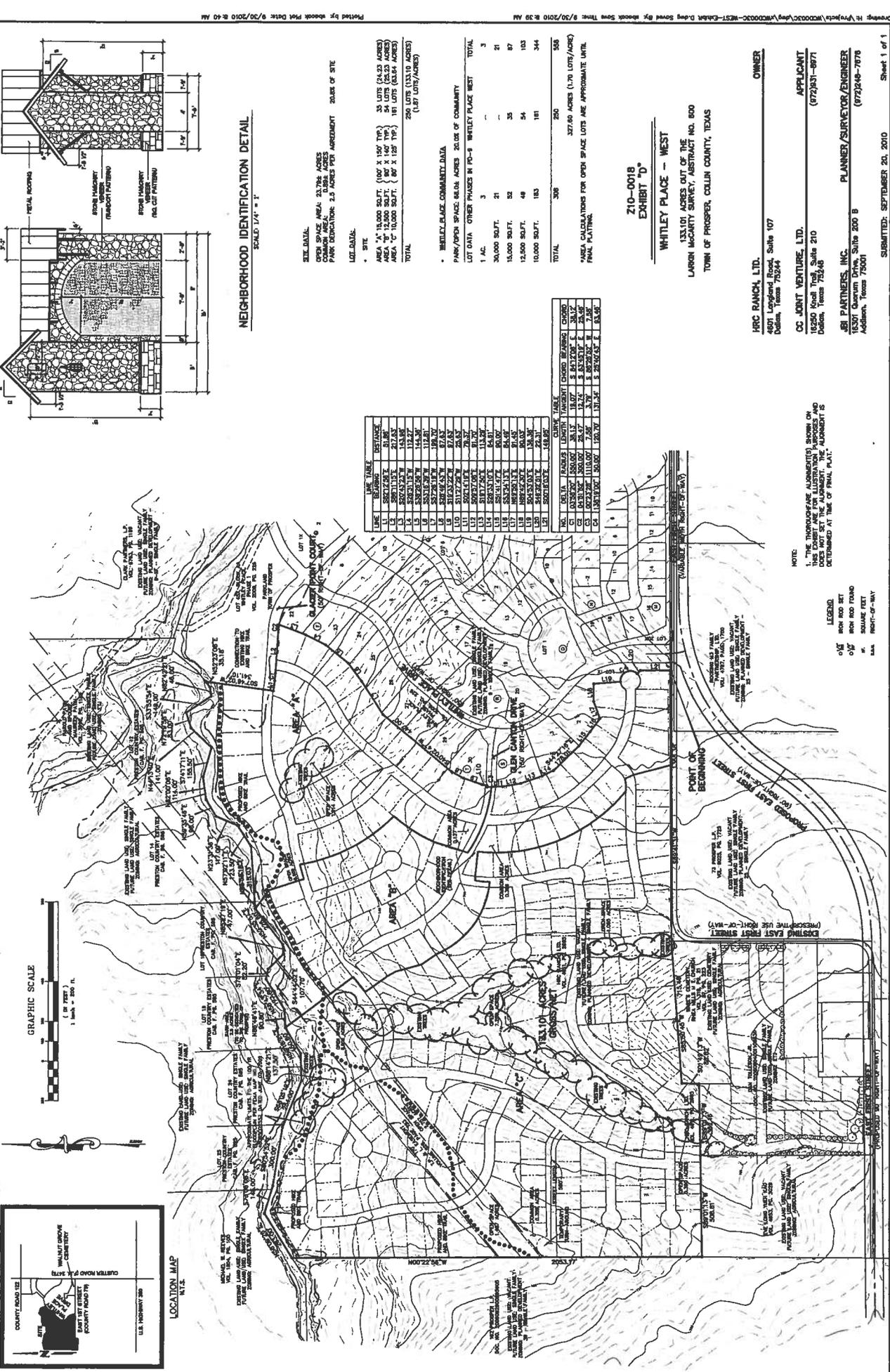
OWNER:
IRC RANCH, LTD.
4801 Longland Road, Suite 107
Dallas, Texas 75244

APPLICANT:
CC ADRIAT VENTURES, LTD.
10250 Rock Top, Suite 210
Dallas, Texas 75248

PLANNER/SURVEYOR/ENGINEER:
SBI PARTNERS, INC.
15301 Cantrell Drive, Suite 200 B
Addicks, Texas 75001

DATE: SEPTEMBER 20, 2010

Sheet 1 of 1

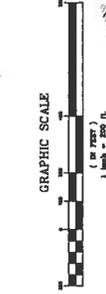


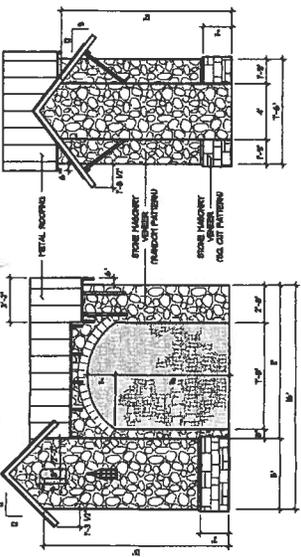
LINE	BEARING	DISTANCE
L1	S89°11'35.72\"	212.83
L2	S89°11'35.72\"	158.88
L3	S89°11'35.72\"	158.88
L4	S89°11'35.72\"	158.88
L5	S89°11'35.72\"	158.88
L6	S89°11'35.72\"	158.88
L7	S89°11'35.72\"	158.88
L8	S89°11'35.72\"	158.88
L9	S89°11'35.72\"	158.88
L10	S89°11'35.72\"	158.88
L11	S89°11'35.72\"	158.88
L12	S89°11'35.72\"	158.88
L13	S89°11'35.72\"	158.88
L14	S89°11'35.72\"	158.88
L15	S89°11'35.72\"	158.88
L16	S89°11'35.72\"	158.88
L17	S89°11'35.72\"	158.88
L18	S89°11'35.72\"	158.88
L19	S89°11'35.72\"	158.88
L20	S89°11'35.72\"	158.88
L21	S89°11'35.72\"	158.88
L22	S89°11'35.72\"	158.88
L23	S89°11'35.72\"	158.88
L24	S89°11'35.72\"	158.88
L25	S89°11'35.72\"	158.88

NO.	AREA	PERCENT	CHORD BEARING	CHORD
C1	150.000	100.00	S 89°11'35.72\"	150.000
C2	150.000	100.00	S 89°11'35.72\"	150.000
C3	150.000	100.00	S 89°11'35.72\"	150.000
C4	150.000	100.00	S 89°11'35.72\"	150.000
C5	150.000	100.00	S 89°11'35.72\"	150.000
C6	150.000	100.00	S 89°11'35.72\"	150.000
C7	150.000	100.00	S 89°11'35.72\"	150.000
C8	150.000	100.00	S 89°11'35.72\"	150.000
C9	150.000	100.00	S 89°11'35.72\"	150.000
C10	150.000	100.00	S 89°11'35.72\"	150.000
C11	150.000	100.00	S 89°11'35.72\"	150.000
C12	150.000	100.00	S 89°11'35.72\"	150.000
C13	150.000	100.00	S 89°11'35.72\"	150.000
C14	150.000	100.00	S 89°11'35.72\"	150.000
C15	150.000	100.00	S 89°11'35.72\"	150.000
C16	150.000	100.00	S 89°11'35.72\"	150.000
C17	150.000	100.00	S 89°11'35.72\"	150.000
C18	150.000	100.00	S 89°11'35.72\"	150.000
C19	150.000	100.00	S 89°11'35.72\"	150.000
C20	150.000	100.00	S 89°11'35.72\"	150.000
C21	150.000	100.00	S 89°11'35.72\"	150.000
C22	150.000	100.00	S 89°11'35.72\"	150.000
C23	150.000	100.00	S 89°11'35.72\"	150.000
C24	150.000	100.00	S 89°11'35.72\"	150.000
C25	150.000	100.00	S 89°11'35.72\"	150.000
C26	150.000	100.00	S 89°11'35.72\"	150.000
C27	150.000	100.00	S 89°11'35.72\"	150.000
C28	150.000	100.00	S 89°11'35.72\"	150.000
C29	150.000	100.00	S 89°11'35.72\"	150.000
C30	150.000	100.00	S 89°11'35.72\"	150.000

NOTE:
1. THE THROUGHTLESS ALLOCATIONS SHOWN ON THIS EXHIBIT ARE FOR ILLUSTRATION PURPOSES AND DETERMINED AT TIME OF FINAL PLAN.

LEGEND:
 O=1' ROW ROAD SET
 O=2' ROW ROAD FOUND
 S= SQUARE TEXT
 S=1A= SQUARE OF WAY
 S=1B= SQUARE OF WAY





NEIGHBORHOOD IDENTIFICATION DETAIL

SCALE: 1/4" = 1'

SITE DATA
 SITE AREA: 33.794 ACRES
 COMBINED AREA: 0.884 ACRES
 PARK DEDICATION: 2.5 ACRES PER AGREEMENT 20.0% OF SITE

LOT DATA

SITE
 AREA "A" 15,000 SQ. FT. (100' X 150' TYP.) 35 LOTS (24.23 ACRES)
 AREA "B" 15,000 SQ. FT. (100' X 150' TYP.) 35 LOTS (24.23 ACRES)
 AREA "C" 10,000 SQ. FT. (80' X 125' TYP.) 181 LOTS (83.84 ACRES)
 TOTAL 250 LOTS (133.00 ACRES)
 (1.87 LOTS/ACRES)

NEIGHBORHOOD IDENTIFICATION DATA

PARK/OPEN SPACE BEGINS 20.0% OF COMMUNITY

LOT DATA OTHER PHASES IN PD-8 WHITLEY PLACE WEST

1 AC.	30,000 SQ. FT.	21	3	TOTAL
15,000 SQ. FT.	52	35	87	139
12,500 SQ. FT.	49	54	103	153
10,000 SQ. FT.	183	181	364	547
TOTAL	308	250	558	558

*AREA CALCULATIONS FOR OPEN SPACE LOTS ARE APPROXIMATE UNTIL FINAL PLATTING.

710-0018
EXHIBIT "E" - PHASING
WHITLEY PLACE - WEST

133,101 ACRES OUT OF THE
 LARSON McCARTY SURVEY, ABSTRACT NO. 600
 TOWN OF PROSPER, COLLIN COUNTY, TEXAS

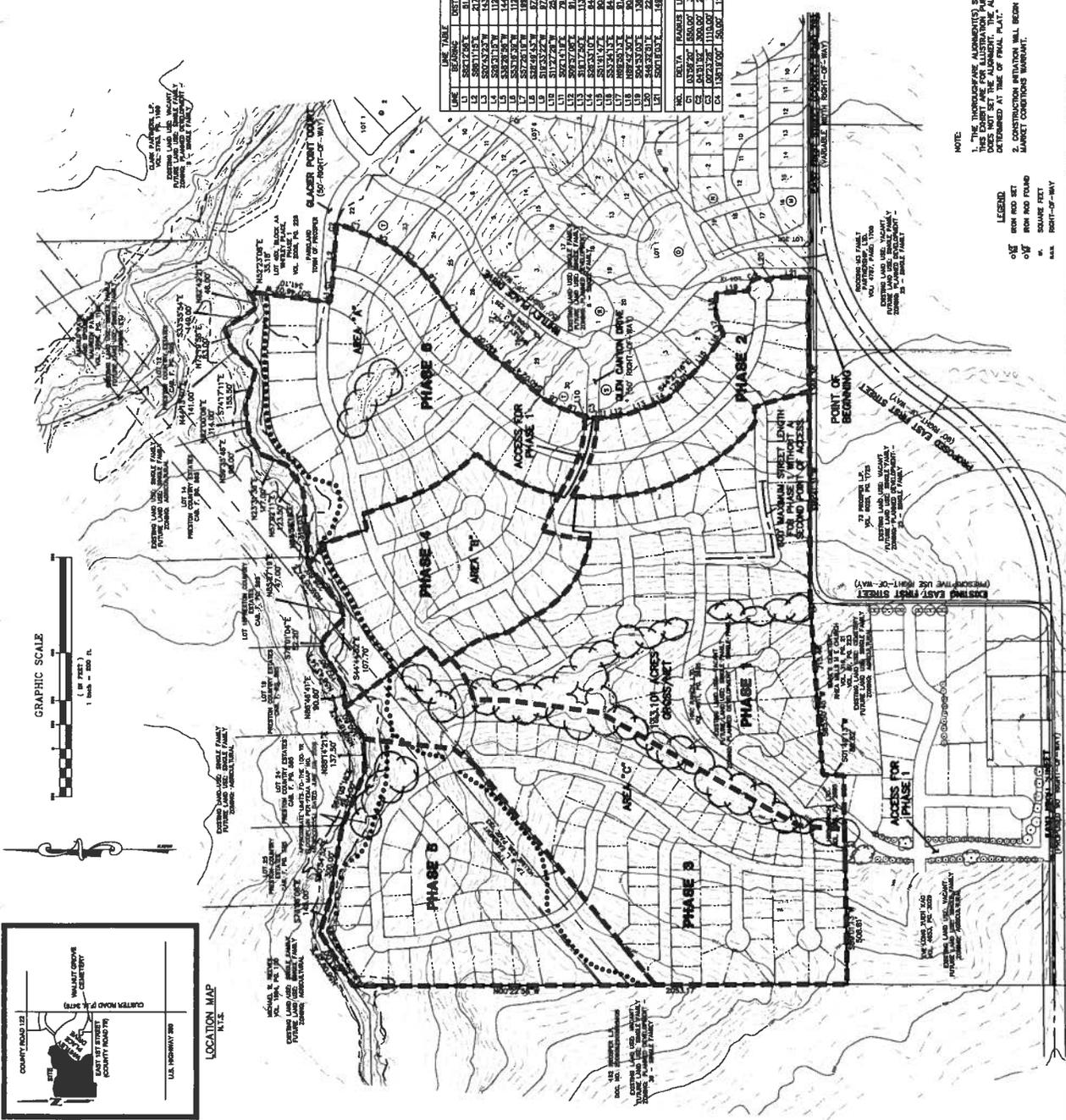
OWNER
 HRC RANCH, LTD.
 4801 Langford Road, Suite 107
 Dallas, Texas 75244

APPLICANT
 CC JOINT VENTURE, LTD.
 19250 Road 710, Suite 210
 Dallas, Texas 75248

PLANNER/SURVEYOR/ENGINEER
 S&I PARTNERS, INC.
 13301 Chantilly Drive, Suite 200 B
 Addison, Texas 75001

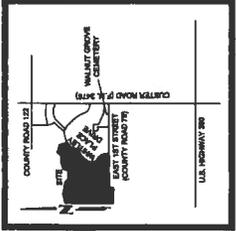
SUBMITTED: SEPTEMBER 20, 2010

Sheet 1 of 1



NOTE:
 1. THE THROUGHWAY ALIGNMENTS SHOWN ON THIS SURVEY ARE FOR ILLUSTRATION PURPOSES AND DETERMINED AT TIME OF FINAL PLATTING.
 2. CONSTRUCTION INTENTION WILL BEON WITH MARKET CONDITIONS WARRANT.

LEGEND:
 - - - - - ROW ROAD SET
 - - - - - ROW ROAD FEED
 - - - - - SQUARE FOOT
 - - - - - POINT-OF-BEYOND





Z10-0018

SEP 29, 2010

EXHIBIT "F"

WHITLEY PLACE-WEST

ENGINEERING, PLANNING AND LANDSCAPE ARCHITECTURE FOR REAL ESTATE DEVELOPMENT

19301 OLDFURN DR.
SUITE 200 B
ADDISON, TX 75001

