



**AGENDA**  
**Regular Meeting of the**  
**Prosper Planning & Zoning Commission**  
Tuesday, May 19, 2020  
6:00 p.m.

**Notice Regarding Public Participation**

Governor Greg Abbott has granted a temporary suspension of certain rules to allow for telephone or videoconference public meetings in an effort to reduce in-person meetings that assemble large groups of people, due to the COVID-19 (coronavirus) public health emergency.

Individuals will be able to address the Commission either (1) via videoconference, or (2) via telephone conference call.

**To access the videoconference online, follow these instructions:**

Join the Zoom Meeting by clicking on the following link: <https://us02web.zoom.us/j/86944373392>

Enter Meeting ID: 869 4437 3392

To request to speak, click on "Participants" at the bottom of the screen, and click "Raise Hand." The meeting moderator will acknowledge your request and allow you to speak.

To join the meeting by phone, dial any one of the following numbers:

- +1 929 436 2866
- +1 301 715 8592
- +1 312 626 6799
- +1 669 900 6833
- +1 253 215 8782
- +1 346 248 7799

Enter Meeting ID: 869 4437 3392

To request to speak, enter \*9. The meeting moderator will acknowledge your request and allow you to speak.

**If you encounter any problems joining or participating in the meeting, please call our help line at 972-569-1191 for assistance.**

Pursuant to Section 551.007 of the Texas Government Code, individuals wishing to address the Commission for items listed as public hearings will be recognized when the public hearing is opened. For individuals wishing to speak on a non-public hearing item, they may either address the Commission when the item is considered by the Planning & Zoning Commission.

1. Call to Order
2. Roll Call

### **3. CONSENT AGENDA**

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

- 3a.** Consider and act upon minutes from the May 5, 2020, Planning & Zoning Commission Regular meeting.
- 3b.** Consider and act upon a Site Plan for a multifamily development in WestSide (The Clary Prosper Luxury Apartments), on 11.5± acres, located east of FM 1385, north of US 380. The property is zoned Planned Development-94 (PD-94). (D20-0024).
- 3c.** Consider and act upon a Final Plat for the WestSide Addition, Block A, Lot 17, on 11.5± acres, located east of FM 1385, north of US 380. The property is zoned Planned Development-94 (PD-94). (D20-0025).
- 3d.** Consider and act upon a Preliminary Plat for Star Trail, Phases 8 & 9, for 141 single family residential lots and five (5) HOA/open space lots, on 79.6± acres, located on the east side of Legacy Drive, north of First Street. The property is zoned Planned Development-66 (PD-66). (D20-0041).
- 3e.** Consider and act upon a Final Plat for Star Trail, Phase 8, for 68 single family residential lots, and one (1) HOA/open space lot, on 32.6± acres, located on the east side of Legacy Drive, north of First Street. The property is zoned Planned Development-66 (PD-66). (D20-0042).
- 3f.** Consider and act upon a Final Plat for Star Trail, Phase 9, for 73 single family residential lots, and four (4) HOA/open space lots, on 47.0± acres, located east of Legacy Drive, north of First Street. The property is zoned Planned Development-66 (PD-66). (D20-0043).

### **REGULAR AGENDA**

If you wish to address the Planning & Zoning Commission, please fill out a "Public Meeting Appearance Card" and present it to the Chair, preferably before the meeting begins. Pursuant to Section 551.007 of the Texas Government Code, individuals wishing to address the Planning & Zoning Commission for items listed as public hearings will be recognized when the public hearing is opened. For individuals wishing to speak on a non-public hearing item, they may address the Commission when the item is considered by the Planning & Zoning Commission.

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

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

### CERTIFICATION

I, the undersigned authority, do hereby certify that this Notice of Meeting was posted at Prosper Town Hall, located at 250 W. First Street, Prosper, Texas 75078, a place convenient and readily accessible to the general public at all times, and said Notice was posted by 5:00 p.m., on Friday, May 15, 2020, and remained so posted at least 72 hours before said meeting was convened.

\_\_\_\_\_  
Melissa Lee, 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 Town Council.

**NOTICE OF ASSISTANCE AT PUBLIC MEETINGS:** The Prosper Town Hall is 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**  
Tuesday, May 5, 2020  
6:00 p.m.

*Governor Greg Abbott granted a temporary suspension of certain rules to allow for telephone or videoconference public meetings in order to reduce in-person meetings that assemble large groups of people, due to the COVID-19 (coronavirus) public health emergency. This meeting was held via telephone conference call and videoconference.*

**1. Call to Order**

The meeting was called to order at 6:04 p.m.

Commissioners present: Chairman Charles Cotten, Vice-Chairman Brandon Daniel, Secretary Chris Long, Joe Grinstead, Sarah Peterson, and Michael Pettis.

Commissioners absent: Chris Kern.

Staff present: Alex Glushko, Planning Manager; Scott Ingalls, Senior Planner; and Evelyn Mendez, Planning Technician.

**2. Roll Call**

**3. CONSENT AGENDA**

**3a. Consider and act upon minutes from the April 21, 2020, Planning & Zoning Commission Regular meeting.**

**3b. Consider and act upon a Revised Conveyance Plat for Victory at Frontier, Block A, Lots 3 and 4, on 24.4± acres, located on the west side of Preston Road, south of Frontier Parkway. The property is zoned Planned Development-10 (PD-10). (D20-0001).**

**3c. Consider and act upon a Final Plat for Victory at Frontier, Block A, Lot 4, on 3.0± acres, located on the west side of Preston Road, south of Frontier Parkway. The property is zoned Planned Development-10 (PD-10). (D20-0003).**

**3d. Consider and act upon a Site Plan for two (2) office/warehouse buildings, on 4.9± acres, located on the southeast corner of Cook Lane and Industry Way. The property is zoned Planned Development-26 (PD-26). (D20-0032).**

**3e. Consider and act upon a Final Plat for Prosper Business Park, Block B, Lots 1 & 8 and a Conveyance Plat for Block B, Lot 9, on 25.2± acres, located on the southeast corner of Cook Lane and Industry Way. The property is zoned Planned Development-26 (PD-26). (D20-0033).**

**3f. Consider and act upon a Site Plan for a medical office building (Children's Health), on 11.4± acres, located on the north side of US 380, west of Dallas Parkway. The property is zoned Planned Development-41 (PD-41). (D20-0036).**

- 3g. **Consider and act upon a Site Plan for a church addition (Rhea's Mill Baptist Church), on 9.3± acres, located on the west side of Custer Road, south of Frontier Parkway. The property is zoned Agriculture (A). (D19-0129).**
- 3h. **Consider and act upon a Replat for Rhea's Mill Baptist Church Addition, Block A, Lot 1, on 9.3± acres, located on the west side of Custer Road, south of Frontier Parkway. The property is zoned Agriculture (A). (D20-0038).**

Motion by Pettis, second by Grinstead, to approve the Consent Agenda, subject to staff recommendations. Motion approved 6-0.

#### **REGULAR AGENDA**

4. **Conduct a Public Hearing, and consider and act upon a request to modify the development standards of Planned Development-40 (PD-40), for Windsong Ranch, generally to amend the courtyard lot regulations. (Z20-0009).**

*Glushko:* Summarized the request, presented exhibits provided by the applicant, and recommended approval.

Chairman Cotten opened the Public Hearing.

*David Blom (Applicant):* Provided information regarding the proposed request.

There being no additional speakers, the Public Hearing was closed.

Commissioners voiced support for the request.

Motion by Daniel, second by Long, to approve Item 4. Motion approved 6-0.

5. **Conduct a Public Hearing, and consider and act upon a request to amend the Zoning Ordinance regarding Permitted Uses and Definitions and Development Requirements, including but not limited to Landscaping, Parking, Screening, and Non-Residential Design and Development Standards. (Z20-0010).**

*Glushko:* Provided a summary of proposed amendments and recommended approval.

*Cotten:* Expressed concern for certain screening and landscaping regulations. Specifically noted concerns related to the requirement to screen roof mounted mechanical equipment from the rear property line on existing commercial and retail buildings in the downtown, as well as the requirement for berms six feet (6') in height.

Chairman Cotten opened the Public Hearing.

*David Blom (Tellus Group):* Provided information related to the requirement for berms at Home Depot in the Windsong Ranch Marketplace development.

There being no speakers, the Public Hearing was closed.

Commissioners voiced support for the proposed amendments, along with the noted concerns regarding the proposed screening in the downtown and berm regulations.

Motion by Grinstead, second by Peterson, to approve Item 5, subject to:

1. Exempting the requirement to screen roof mounted mechanical equipment from the rear property line on existing buildings located in the Downtown Retail and Downtown Commercial districts, and
2. Requiring berms ranging in height from 3'-6', without requiring an average berm height of 4.5'.

Motion approved 6-0.

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

*Glushko:* Provided a summary of recent action taken by Town Council.

7. **Adjourn.**

Motion by Peterson, second by Pettis, to adjourn. Motion approved 6-0 at 6:52 p.m.

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**Evelyn Mendez, Planning Technician**

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**Chris Long, Secretary**



## PLANNING

**To: Planning & Zoning Commission**

**Item No. 3b**

**From: Scott Ingalls, AICP, Senior Planner**

**Through: Alex Glushko, AICP, Planning Manager**

**Re: Planning & Zoning Commission Meeting – May 19, 2020**

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**Agenda Item:**

Consider and act upon a Site Plan for a multifamily development in WestSide (The Clary Prosper Luxury Apartments), on 11.5± acres, located east of FM 1385, north of US 380. The property is zoned Planned Development-94 (PD-94). (D20-0024).

**Description of Agenda Item:**

The Site Plan shows four (4) multifamily buildings, including 243 units, totaling 319,215 square feet. Access is provided through cross-access from FM 1385 and US 380. The number of off-street parking spaces meets the minimum standards of PD-94. The Site Plan conforms to the PD-94 development standards.

Per Exhibit C of PD-94, this phase of the multifamily development shall consist of a maximum of 243 units, and construction on the apartment complex may not commence until vertical construction has begun on a restaurant/retail building to be constructed on Lot 8, and vertical construction has begun on a Limited Service Hotel on Lot 15. In addition, development of this project shall occur either after or concurrently with the Vera Prosper Apartments on Lot 18. At this time, no Site Plan has been submitted for the development of a restaurant/retail building or a Limited Service Hotel, as required.

As a companion item, the Final Plat for the WestSide Addition, Block A, Lot 17 (D20-0025) is on the May 19, 2020, agenda.

**Attached Documents:**

1. Location Map
2. Site Plan

**Town Staff Recommendation:**

Town staff recommends approval of the Site Plan subject to:

1. Planning & Zoning Commission approval of Façade Plans.
2. Town staff approval of civil engineering, landscape plans, irrigation plans, open space plans, and address plans.
3. Town staff approval of all fire hydrants, fire department connections (FDC) and fire lanes, including widths, radii, and location.



ENGLISH IVY DR

CANTERBURY DR

BARRINGTON DR

MANITOU DR

LANCASHIRE LN

OAKBROOK ST

LUTON DR

EXETER DR

CRESTWOOD DR

KENT DR

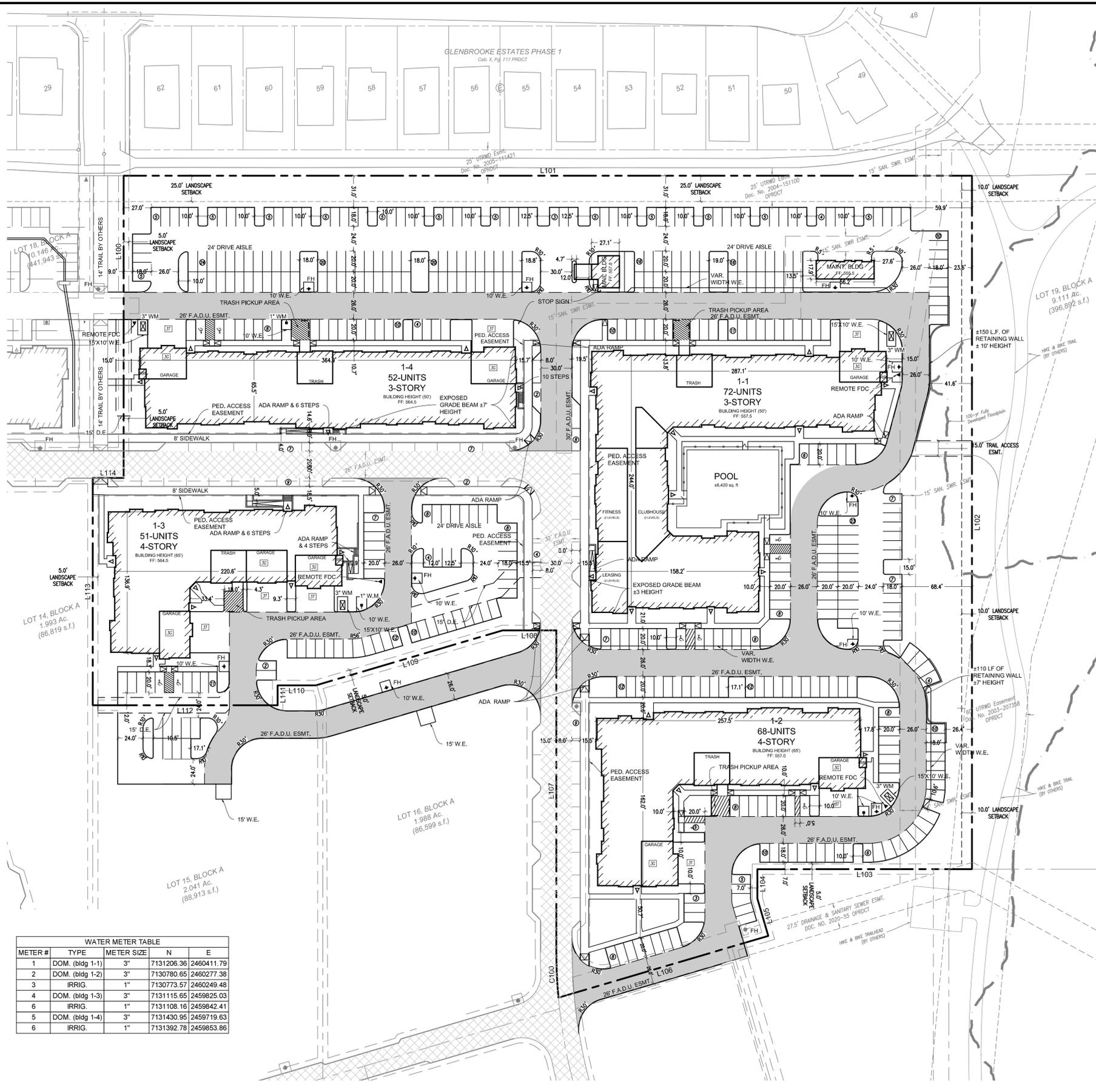
D20-0024

FM 1385

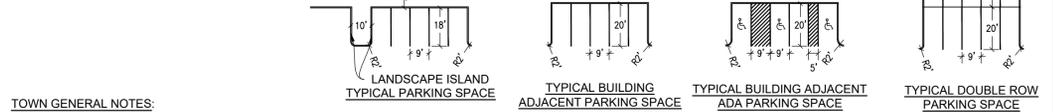
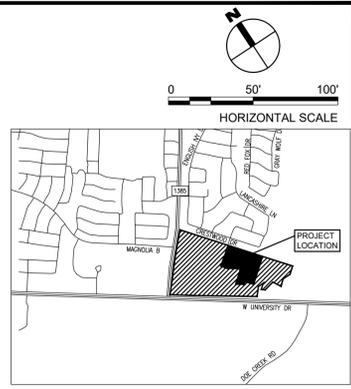
US HIGHWAY 380



0 187.5 375 750 Feet



LINE# / CURVE #	LENGTH	BEARING	RADIUS	START N/E	END N/E
C100	45.055	N14° 39' 29.87"E	500.000	7130690.501/2459912.862	7130734.075/2459924.260
L100	292.611	N17° 14' 23.17"E		7131296.347/2459658.141	7131575.811/2459744.862
L101	824.930	S72° 45' 36.83"E		7131575.811/2459744.862	7131331.326/2460532.731
L102	671.369	S17° 14' 23.17"W		7131331.326/2460532.731	7130690.120/2460333.757
L103	208.671	N72° 46' 02.77"W		7130690.120/2460333.757	7130751.939/2460134.453
L104	28.555	S17° 14' 23.17"W		7130751.939/2460134.453	7130724.667/2460125.990
L105	37.599	S00° 55' 26.90"W		7130724.667/2460125.990	7130687.073/2460125.383
L106	212.549	N89° 04' 33.10"W		7130687.073/2460125.383	7130690.501/2459912.862
L107	310.525	N17° 14' 23.17"E		7130734.075/2459924.260	7131030.648/2460016.290
L108	52.302	N72° 45' 36.83"W		7131030.648/2460016.290	7131046.149/2459966.338
L109	189.297	N89° 04' 33.10"W		7131046.149/2459966.338	7131049.202/2459777.066
L110	37.060	N72° 45' 36.83"W		7131049.202/2459777.066	7131060.186/2459741.671
L111	19.261	S17° 14' 23.17"W		7131060.186/2459741.671	7131041.790/2459735.962
L112	179.771	N72° 45' 36.83"W		7131041.790/2459735.962	7131095.069/2459664.268
L113	220.056	N17° 14' 23.17"E		7131095.069/2459664.268	7131305.239/2459629.486
L114	30.003	S72° 45' 36.83"E		7131305.239/2459629.486	7131296.347/2459658.141



- TOWN GENERAL NOTES:**
- DUMPSTERS & 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 LIGHT SHALL COMPLY WITH THE LIGHTING AND GLARE STANDARDS CONTAINED WITHIN THE ZONING ORDINANCE & 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 S.F. OR GREATER SHALL BE 100% FIRE SPRINKLED. ALTERNATIVE FIRE PROTECTION MEASURES MAY BE APPROVED BY THE FIRE DEPARTMENT.
  - FIRE LANES SHALL BE DESIGNED & CONSTRUCTED PER TOWN STANDARDS OR AS DIRECTED BY THE FIRE DEPARTMENT.
  - TWO POINTS OF ACCESS SHALL BE MAINTAINED FOR THE PROPERTY AT ALL TIMES.
  - SPEED BUMPS/HUMPS ARE NOT PERMITTED WITHIN A FIRE LANE.
  - HANDICAPPED PARKING AREAS & BUILDING ACCESSIBILITY SHALL CONFORM TO THE AMERICANS WITH DISABILITIES ACT (ADA) & WITH THE REQUIREMENTS OF THE CURRENT, ADOPTED BUILDING CODE.
  - ALL SIGNAGE IS SUBJECT TO BUILDING OFFICIAL APPROVAL.
  - ALL FENCES & RETAINING WALLS SHALL BE SHOWN ON THE SITE PLAN & ARE SUBJECT TO BUILDING OFFICIAL APPROVAL.
  - ALL EXTERIOR BUILDING MATERIALS ARE SUBJECT TO BUILDING OFFICIAL APPROVAL & SHALL CONFORM TO THE APPROVED FACADE PLAN.
  - SIDEWALKS OF NOT LESS THAN SIX (6) FEET IN WIDTH ALONG THOROUGHFARES & COLLECTORS & FIVE (5) FEET IN WIDTH ALONG RESIDENTIAL STREETS, & BARRIER FREE RAMPS AT ALL CURB CROSSINGS SHALL BE PROVIDED PER TOWN STANDARDS.
  - APPROVAL OF THE SITE PLAN IS NOT FINAL UNTIL ALL ENGINEERING PLANS ARE APPROVED BY THE ENGINEERING SERVICES DEPARTMENT.
  - SITE PLAN APPROVAL IS REQUIRED PRIOR TO GRADING RELEASE.
  - ALL NEW ELECTRICAL LINES SHALL BE INSTALLED AND/OR RELOCATED UNDERGROUND.
  - ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW IN ACCORDANCE WITH THE ZONING ORDINANCE.
  - ALL LANDSCAPE EASEMENTS MUST BE EXCLUSIVE OF ANY OTHER TYPE OF EASEMENT.
  - IMPACT FEES WILL BE ASSESSED IN ACCORDANCE WITH THE LAND USE CLASSIFICATION(S) IDENTIFIED ON THE SITE DATA SUMMARY TABLE; HOWEVER, CHANGES TO THE PROPOSED LAND USE AT THE TIME OF CO AND/OR FINISH-OUT PERMIT MAY RESULT IN ADDITIONAL IMPACT FEES AND/OR PARKING REQUIREMENTS.
  - THE APPROVAL OF A SITE PLAN SHALL BE EFFECTIVE FOR A PERIOD OF EIGHTEEN (18) MONTHS FROM THE DATE OF APPROVAL BY THE PLANNING & ZONING COMMISSION. AT THE END OF WHICH TIME THE APPLICANT MUST HAVE SUBMITTED & RECEIVED APPROVAL OF ENGINEERING PLANS & BUILDING PERMITS. IF THE ENGINEERING PLANS & BUILDING PERMITS ARE NOT APPROVED, THE SITE PLAN APPROVAL, TOGETHER WITH ANY PRELIMINARY SITE PLAN FOR THE PROPERTY, IS NULL & VOID.

- PLAN GENERAL NOTES:**
- LOT 17 WHICH CONSISTS OF A MAXIMUM OF 243-UNITS, CONSTRUCTION MAY NOT COMMENCE UNTIL CONSTRUCTION OF THE FIRST FLOOR FRAMING HAS BEGUN ON THE RESTAURANT/RETAIL BUILDING ON LOT 8 & THE LIMITED SERVICE HOTEL ON LOT 15.
  - DO NOT SCALE ANY DIMENSIONS.
  - ALL DIMENSIONS ARE TO THE FACE OF CURB.
  - ALL FIRE LANES SHALL BE 27' BACK-TO-BACK UNLESS OTHERWISE NOTED. NON-FIRE LANE DRIVE AISLES SHALL BE 25' BACK-TO-BACK UNLESS OTHERWISE NOTED.
  - ALL FIRE LANE INSIDE RADIUS SHALL BE 30' TO FACE OF CURB UNLESS OTHERWISE NOTED. NON-FIRE LANE DRIVE AISLE INSIDE RADIUS SHALL BE 10' TO FACE OF CURB UNLESS OTHERWISE NOTED.
  - ALL SITE SIGNAGE, TRANSFORMERS, AC CONDENSER AND SITE LIGHTING (E.G. LAMP MODEL, LOCATION, SIZE, HEIGHT, FOOT CANDLE LEVEL, & ORIENTATION) SHALL CONFORM TO TOWN OF PROSPER STANDARDS.
  - ALL LANDSCAPING SHALL CONFORM TO THE TOWN OF PROSPER STANDARDS.
  - THE BUILDING FOOTPRINTS SHOWN HEREON ARE THE EXTENTS OF THE FOUNDATIONS' CONCRETE SLABS. SEE ARCHITECTURAL PLANS FOR ACTUAL BUILDING SIZES.
  - ALL SCREENING WALLS SHALL CONFORM TO THE TOWN OF PROSPER STANDARDS AND SPECIFICATIONS.
  - ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW IN ACCORDANCE WITH THE TOWN OF PROSPER CODE OF ORDINANCES.
  - ANY REVISIONS TO THIS PLAN WILL REQUIRE CITY APPROVAL AND WILL REQUIRE REVISIONS TO ANY CORRESPONDING PLANS TO AVOID CONFLICTS BETWEEN PLANS.
  - LOT 17 DEVELOPMENT SHALL OCCUR EITHER AFTER OR CONCURRENTLY WITH LOT 18.

- LEGEND:**
- ▬ PROP. 26" FIRE LANE
  - ▬ EXIST. FIRE LANE
  - ▬ FUTURE FIRE LANE (BY OTHERS)
  - 2' WYE INLET
  - 10" CURB INLET
  - FIRE HYDRANT
  - 4' JUNCTION BOX
  - 3" WATER METER W/ VAULT
  - 1" WATER METER
  - ▽ BUILDING ENTRY/EXIT
  - ▽ REMOTE FDC
  - RR RISER ROOM
  - W.E WATER EASEMENT
  - D.E DRAINAGE EASEMENT

**CASE NO: D20-0024**  
**SITE PLAN**  
**THE CLARY PROSPER LUXURY APARTMENT**  
**LOT 17, BLOCK A**  
**WESTSIDE ADDITION**  
**IN**  
**PROSPER, TEXAS**

ARCHITECT: GEBER LEWIS ASSOCIATES  
649 11TH ST. ATLANTA, GA 30318  
CONTACT: BRAN TOMLIN  
PHONE: (470) 355-4378

SURVEYOR: SPARS ENGINEERING  
765 OSTER RD., STE. 100  
PLANO, TEXAS 75076  
CONTACT: KEVIN WEIR  
PHONE: (972) 422-0077

APPLICANT: TX MORROW CONSTRUCTION, INC.  
17304 PRESTON RD., STE. 700  
DALLAS, TX 75222  
CONTACT: CRAIG WALSH  
PHONE: (214) 466-6220

ENGINEER: BURGESS & NIPLE  
10701 CORPORATE DR., STE. 118  
STAFFORD, TX 77477  
CONTACT: THOMAS LUNZMAN  
PHONE: (281) 980-7705

**WATER METER TABLE**

METER #	TYPE	METER SIZE	N	E
1	DOM. (bldg 1-1)	3"	7131206.36	2460411.79
2	DOM. (bldg 1-2)	3"	7130780.65	2460277.38
3	IRRIG.	1"	7130773.57	2460249.48
4	DOM. (bldg 1-3)	3"	7131115.65	2459825.03
5	IRRIG.	1"	7131108.16	2459842.41
6	DOM. (bldg 1-4)	3"	7131430.95	2459719.63
6	IRRIG.	1"	7131392.78	2459853.86

**SITE DATA SUMMARY TABLE**

LOT	ZONING	PROPOSED USE	LOT AREA		FIRST FLOOR BUILDING AREA	TOTAL BUILDING AREA	UNIT COUNT				BUILDING HEIGHT				LOT COVERAGE	FLOOR AREA RATIO	REQD. PARKING RATIO	PARKING REQD.				PARKING PROVD.				REQD. HANDICAP PARKING	INTERIOR LANDSCAPE REQD.	INTERIOR LANDSCAPE PROVD.	IMPERVIOUS AREA	OPEN SPACE REQD.	OPEN SPACE PROVD.	
			SF	AC			TOTAL	1B	2B	3B	#1-1(FT/ST)	#1-2(FT/ST)	#1-3(FT/ST)	#1-4(FT/ST)				%	N/A	SPACES/UNIT	1B(1.8)	2B(1.8)	3B(2.0)	TOTAL	SURFACE							PARALLEL
17	PD	MULTI-FAMILY	499,834	11.47	112,521	319,215	243	116	103	24	50/3	65/4	65/4	50/3	22.50	0.6386:1	1.8 & 2.0	209	186	48	443	435(82.2%)	46(8.7%)	24(4.5%)	24(4.5%)	529	10	9,600	17,980	221,553.5	34,988	LOTS 14/19

**BURGESS & NIPLE**  
1385 & 380 INVESTMENTS, LP  
15700 S.H. 121  
FRISCO, TEXAS 75035  
(214) 619-4930  
CONTACT: MIKE FANIN

10701 CORPORATE DR., SUITE 118, STAFFORD, TX 77477  
PHONE: (281) 980-7705  
TPE FIRM REGISTRATION NO. F-10834  
CONTACT: JOSEPH T. REUJE, P.E.



## PLANNING

**To:** Planning & Zoning Commission

**Item No. 3c**

**From:** Scott Ingalls, AICP, Senior Planner

**Through:** Alex Glushko, AICP, Planning Manager

**Re:** Planning & Zoning Commission Meeting – May 19, 2020

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**Agenda Item:**

Consider and act upon a Final Plat for the WestSide Addition, Block A, Lot 17, on 11.5± acres, located east of FM 1385, north of US 380. The property is zoned Planned Development-94 (PD-94). (D20-0025).

**Description of Agenda Item:**

The Final Plat dedicates all easements necessary for development and conforms to the PD-94 development standards.

As a companion item, the Site Plan for a multifamily development, The Clary Prosper Luxury Apartments, (D20-0024), is on the May 19, 2020 agenda.

**Attached Documents:**

1. Location Map
2. Final Plat

**Town Staff Recommendation:**

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

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



ENGLISH IVY DR

CANTERBURY DR

BARRINGTON DR

MANITOU DR

LANCASHIRE LN

OAKBROOK ST

LUTON DR

EXETER DR

CRESTWOOD DR

KENT DR

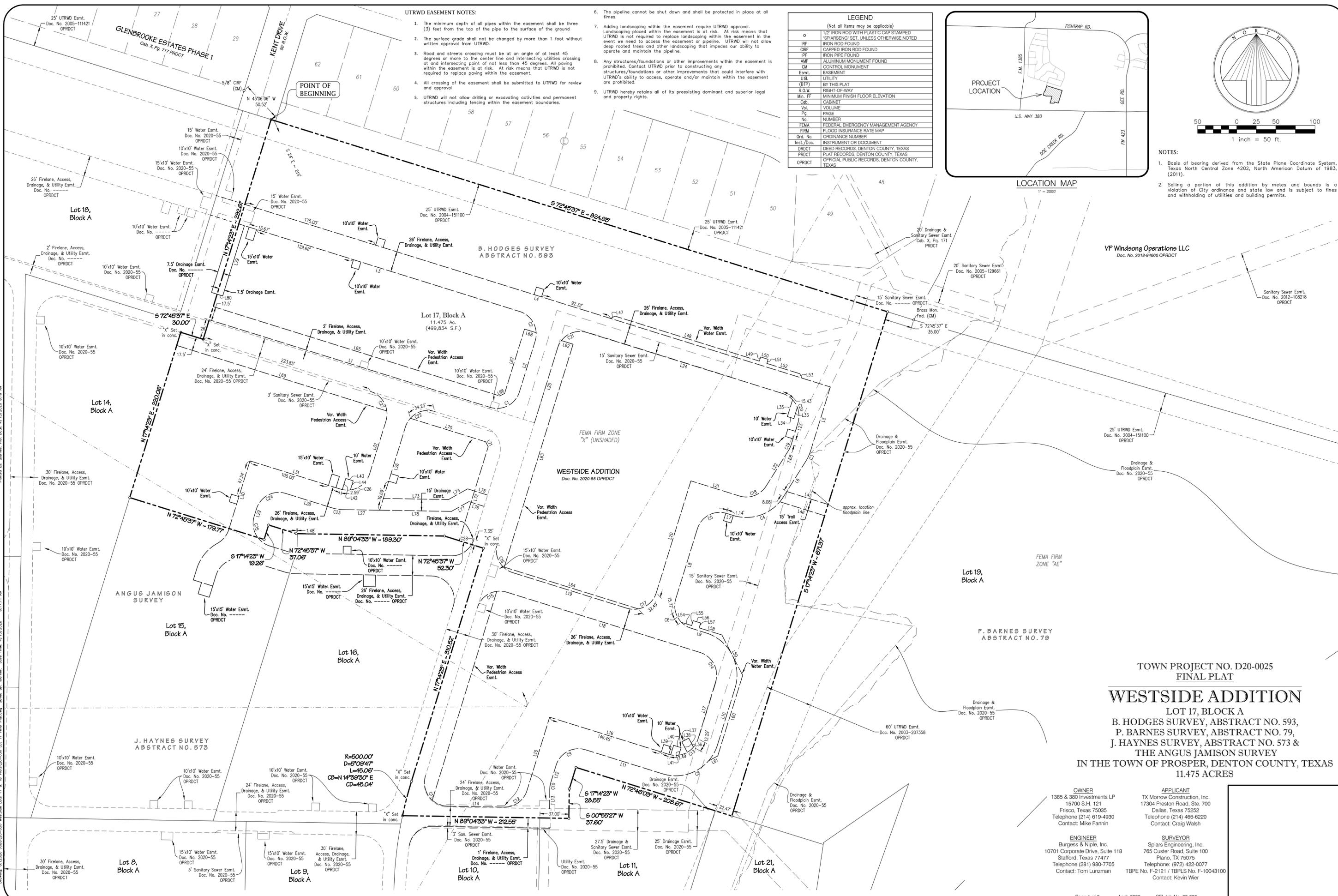
D20-0025

FM 1385

US HIGHWAY 380



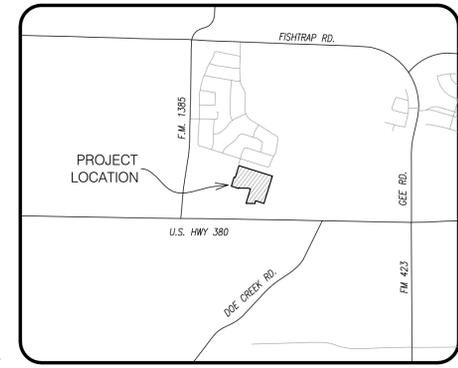
0 187.5 375 750 Feet



- UTRW EASEMENT NOTES:**
- The minimum depth of all pipes within the easement shall be three (3) feet from the top of the pipe to the surface of the ground.
  - The surface grade shall not be changed by more than 1 foot without written approval from UTRWD.
  - Road and streets crossing must be at an angle of at least 45 degrees or more to the center line and intersecting utilities crossing at and intersecting point of not less than 45 degrees. All paving within the easement is at risk. At risk means that UTRWD is not required to replace paving within the easement.
  - All crossing of the easement shall be submitted to UTRWD for review and approval.
  - UTRW will not allow drilling or excavating activities and permanent structures including fencing within the easement boundaries.
  - The pipeline cannot be shut down and shall be protected in place at all times.
  - Adding landscaping within the easement require UTRWD approval. Landscaping placed within the easement is at risk. At risk means that UTRWD is not required to replace landscaping within the easement in the event we need to access the easement or pipeline. UTRWD will not allow deep rooted trees and other landscaping that impedes our ability to operate and maintain the pipeline.
  - Any structures/foundations or other improvements within the easement is prohibited. Contact UTRWD prior to constructing any structures/foundations or other improvements that could interfere with UTRWD's ability to access, operate and/or maintain within the easement are prohibited.
  - UTRW hereby retains all of its preexisting dominant and superior legal and property rights.

**LEGEND**  
(Not all items may be applicable)

o	1/2" IRON ROD WITH PLASTIC CAP STAMPED "SPARSING" SET, UNLESS OTHERWISE NOTED
IRF	IRON ROD FOUND
CRF	CAPPED IRON ROD FOUND
IPF	IRON PIPE FOUND
AMF	ALUMINUM MONUMENT FOUND
CM	CONTROL MONUMENT
Esmt.	EASEMENT
UTIL.	UTILITY
(BTP)	BY THIS PLAT
R.O.W.	RIGHT-OF-WAY
Min. FF	MINIMUM FINISH FLOOR ELEVATION
Cab.	CABINET
Vol.	VOLUME
Pg.	PAGE
No.	NUMBER
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY
FIRM	FLOOD INSURANCE RATE MAP
Ord. No.	ORDINANCE NUMBER
Inst./Doc.	INSTRUMENT OR DOCUMENT
DRDCT	DEED RECORDS, DENTON COUNTY, TEXAS
PLAT	PLAT RECORDS, DENTON COUNTY, TEXAS
OPRODCT	OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS



- NOTES:**
- Basis of bearing derived from the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983, (2011).
  - 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.

**TOWN PROJECT NO. D20-0025  
FINAL PLAT**

**WESTSIDE ADDITION**  
LOT 17, BLOCK A  
B. HODGES SURVEY, ABSTRACT NO. 593,  
P. BARNES SURVEY, ABSTRACT NO. 79,  
J. HAYNES SURVEY, ABSTRACT NO. 573 &  
THE ANGUS JAMISON SURVEY  
IN THE TOWN OF PROSPER, DENTON COUNTY, TEXAS  
11.475 ACRES

**OWNER**  
1385 & 380 Investments LP  
15700 S.H. 121  
Frisco, Texas 75035  
Telephone (214) 619-4930  
Contact: Mike Fannin

**APPLICANT**  
TX Morrow Construction, Inc.  
17304 Preston Road, Ste. 700  
Dallas, Texas 75252  
Telephone (214) 466-6220  
Contact: Craig Walsh

**ENGINEER**  
Burgess & Niple, Inc.  
10701 Corporate Drive, Suite 118  
Stafford, Texas 77477  
Telephone (281) 980-7705  
Contact: Tom Lunznan

**SURVEYOR**  
Spiars Engineering, Inc.  
765 Custer Road, Suite 100  
Plano, TX 75075  
Telephone: (972) 422-0077  
TBPE No. F-2121 / TBPLS No. F-10043100  
Contact: Kevin Wier

Drawing: G:\2020\085\20-030 Westside Lots 17 & 18 Plat\20-030 Westside Lots 17 Final Plat.dwg  
 Plotted by: borment  
 Plot Date: 4/15/2020 8:19 AM  
 Save Time: 4/15/2020 8:17:11 AM

STATE OF TEXAS §  
COUNTY OF DENTON §

OWNER'S CERTIFICATE

WHEREAS 1385 & 380 Investments LP is the owner of a tract of land situated in the B. Hodges Survey, Abstract No. 593, the P. Barnes Survey, Abstract No. 79, the J. Haynes Survey, Abstract No. 573, and the Angus Jamison Survey, Town of Prosper, Denton County, Texas, the subject tract being all of Lot 17, Block A, WestSide Addition according to the plat recorded in Document No. 2020-55 of the Official Public Records, Denton County, Texas (OPRDCT), with the subject tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod with plastic cap stamped "SPIARSENQ" set for the northeast corner of Lot 14, Block A, WestSide Addition, and on the south line of Glenbrooke Estates Phase 1, an addition recorded in Cabinet X, Page 717 of the Plat Records, Denton County, Texas (PRDCT), and from which a 5/8" iron rod with plastic cap found on the west line of Kent Drive, a 50 foot right-of-way, for the southeast corner of Lot 29, Block A, Glenbrooke Estates Phase 1, and for the northeast corner of Lot 30, Block X, Glenbrooke Estates Phase 1, bears N 43°06'06" W, 50.52 feet;

THENCE S 72°45'37" E, 824.93 feet along the south line of Glenbrooke Estates Phase 1 to a 1/2" iron rod with plastic cap stamped "SPIARSENQ" set for the northwest corner of Lot 19, Block A, WestSide Addition, and from which a brass monument found on the north line of Lot 19, for the southeast corner of Glenbrooke Estates Phase 1, and for a southwest corner of a tract of land conveyed to VP Windsong Operations LLC, according to the deed recorded in Document No. 2018-84666 OPRDCT, bears S 72°45'37" E, 35.00 feet;

THENCE S 17°14'23" W, 671.37 feet along the east line of Lot 19 to a 1/2" iron rod with plastic cap stamped "SPIARSENQ" set on the north line of Lot 21, Block A, WestSide Addition;

THENCE N 72°46'03" W, passing at 22.47 feet the northwest corner of Lot 21 and the northeast corner of Lot 11, Block A, WestSide Addition, and continuing for a total distance of 208.67 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENQ" set;

THENCE along the north line of Lot 11, the following:

S 17°14'23" W, 28.55 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENQ" set;

S 0°55'27" W, 37.60 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENQ" set;

And N 89°04'33" W, passing at 37.00 feet the northwest corner of Lot 11 and the northeast corner of Lot 10, Block A, WestSide Addition, and continuing for a total distance of 212.55 feet to an "X" set in concrete set on the east line of Lot 16, Block A, WestSide Addition;

THENCE along Lot 16, the following:

Around a non-tangent curve to the right having a central angle of 05°09'47", a radius of 500.00 feet, a chord of N 14°39'30" E - 45.04 feet, an arc length of 45.06 feet to an "X" set in concrete;

N 17°14'23" E, 310.52 feet to an "X" set in concrete for the northeast corner of Lot 16;

N 72°45'37" W, 52.30 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENQ" set;

And N 89°04'33" W, passing at 187.82 feet the northwest corner of Lot 16 and the northeast corner of Lot 15, Block A, WestSide Addition, and continuing for a total distance of 189.30 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENQ" set on the north line of Lot 15;

THENCE along the north line of Lot 15, the following:

N 72°45'37" W, 37.06 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENQ" set;

S 17°14'23" W, 19.26 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENQ" set;

And N 72°45'37" W, 179.77 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENQ" set on the east line of Lot 14;

THENCE along Lot 14, the following:

N 17°14'23" E, 220.06 feet to an "X" set in concrete;

S 72°45'37" E, 30.00 feet to an "X" set in concrete;

And N 17°14'23" E, 292.61 feet to the POINT OF BEGINNING with the subject tract containing 499,834 square feet or 11.475 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT 1385 & 380 Investments LP, acting herein by and through its duly authorized officer, does hereby certify and adopt this plat designating the hereinabove described property as WESTSIDE ADDITION, Lot 17, Block A an addition to the Town of Prosper, Texas, and does hereby dedicate, to the public use forever, the streets and alleys shown thereon. 1385 & 380 Investments LP does herein certify the following:

- 1. The streets and alleys are dedicated for street 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 utility entities 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 said easements.
8. The Town of Prosper and public utilities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.
9. All modifications to this document shall be by means of plat and approved by the Town of Prosper.

Witness our hands this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

1385 & 380 Investments LP, a Texas limited partnership

By: Michael Fannin, 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 Michael Fannin, 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 \_\_\_\_\_, 2020.

Notary Public, State of Texas

By: Ryan Griffin, 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 Ryan Griffin, 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 \_\_\_\_\_, 2020.

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.

FIRE LANE EASEMENT

The undersigned covenants and agrees that they shall construct upon the fire lane easements, as dedicated and shown hereon, a hard surface paved in accordance with Town standards and that 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 parking, loading, or unloading of motor vehicles, trailers, boats, or other impediments to the access of fire apparatus. The maintenance of pavement in accordance to Town standards of the fire lane easements is the responsibility of the owner, and the owner shall post and maintain signage in accordance to Town standards in conspicuous places along the fire lanes, stating "Fire Lane, No Parking". The police or their duly authorized representative is hereby authorized to cause such fire lanes and utility easements to be maintained free and unobstructed at all times for fire department and emergency use.

DRAINAGE EASEMENT

This plat is hereby adopted by the Owners and approved by the Town of Prosper (Called "Town") subject to the following conditions which shall be binding upon the Owners, their heirs, grantees, successors and assigns: The Portion of Block A, as shown on the plat is called "Drainage Easement". The Drainage Easement within the limits of this addition, will remain open at all times and will be maintained in a safe and sanitary condition by the owners of the lot or lots that are traversed by or adjacent to the Drainage Easement. The Town will not be responsible for the maintenance and operation of said Easement or for any damage to private property or person that results from conditions in the Easement, or for the control of erosion. No obstruction to the natural flow of storm water run-off shall be permitted by construction of any type of building, fence or any other structure within the Drainage Easement, as herein above defined, unless approved by the Town Engineer. Provided, however, it is understood that in the event it becomes necessary for the Town to erect or consider erecting any type of drainage structure in order to improve the storm drainage that may be occasioned by drainage in or adjacent to the subdivision, then in such event, the Town shall have the right to enter upon the Drainage Easement at any point, or points, to investigate, survey or to erect, construct and maintain any drainage facility deemed necessary for drainage purposes. Each property owner shall keep the Drainage Easement clean and free of debris, silt, and any substance which would result in unsanitary conditions or obstruct the flow of water, and the Town shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the property owner to alleviate any undesirable conditions which may occur. The natural drainage through the Drainage Easement is subject to storm water overflow and natural bank erosion to an extent which cannot be definitely defined. The Town shall not be held liable for any damages of any nature resulting from the occurrence of these natural phenomena, or resulting from the failure of any structure or structures, within the Easement.

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 \_\_\_\_\_ day of \_\_\_\_\_, 2020.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE

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



darren.brown@spiarsengineering.com

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 \_\_\_\_\_, 2020.

Notary Public, State of Texas

Table with 4 columns: Line #, Bearing, Distance, and a second set of columns for Line #, Bearing, Distance. Contains 18 rows of survey data.

Table with 6 columns: Curve #, Length, Radius, Delta, Chord Bearing, Chord Dist. Contains 28 rows of curve data.

TOWN APPROVAL

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020, by the Planning and Zoning Commission of the Town of Prosper, Texas.

Town Secretary

Engineering Department

Development Services Department

TOWN PROJECT NO. D20-0025
FINAL PLAT

WESTSIDE ADDITION

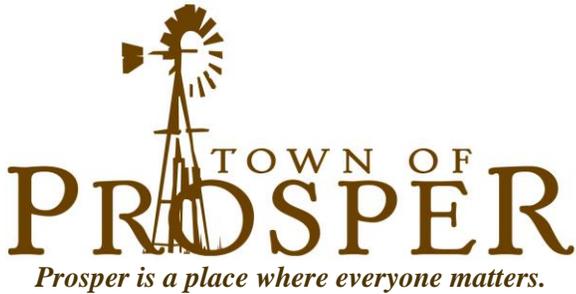
LOT 17, BLOCK A
B. HODGES SURVEY, ABSTRACT NO. 593,
P. BARNES SURVEY, ABSTRACT NO. 79,
J. HAYNES SURVEY, ABSTRACT NO. 573 &
THE ANGUS JAMISON SURVEY
IN THE TOWN OF PROSPER, DENTON COUNTY, TEXAS
11.475 ACRES

OWNER
1385 & 380 Investments LP
15700 S.H. 121
Frisco, Texas 75035
Telephone (214) 619-4930
Contact: Mike Fannin

APPLICANT
TX Morrow Construction, Inc.
17304 Preston Road, Ste. 700
Dallas, Texas 75252
Telephone (214) 466-6220
Contact: Craig Walsh

ENGINEER
Burgess & Niple, Inc.
10701 Corporate Drive, Suite 118
Stafford, Texas 77477
Telephone (281) 980-7705
Contact: Tom Lunzman

SURVEYOR
Spiars Engineering, Inc.
765 Custer Road, Suite 100
Plano, TX 75075
Telephone: (972) 422-0077
TBPE No. F-2121 / TBPLS No. F-10043100
Contact: Kevin Wier



## PLANNING

**To:** Planning & Zoning Commission

**Item No. 3d**

**From:** Pamela Clark, Planning/GIS Analyst

**Through:** Alex Glushko, AICP, Planning Manager

**Re:** Planning & Zoning Commission Meeting – May 19, 2020

---

**Agenda Item:**

Consider and act upon a Preliminary Plat for Star Trail, Phases 8 & 9, for 141 single family residential lots and five (5) HOA/open space lots, on 79.6± acres, located on the east side of Legacy Drive, north of First Street. The property is zoned Planned Development-66 (PD-66). (D20-0041).

**Description of Agenda Item:**

The Preliminary Plat shows 141 single family residential lots and five (5) HOA/open space lots. Access is provided from Star Trail Parkway and Red Hill Lane. The Preliminary Plat conforms to the Planned Development-66 development standards.

As companion items, the Final Plat for Star Trail, Phase 8 (D20-0042) and the Final Plat for Star Trail, Phase 9 (D20-0043) are on the May 19, 2020 agenda.

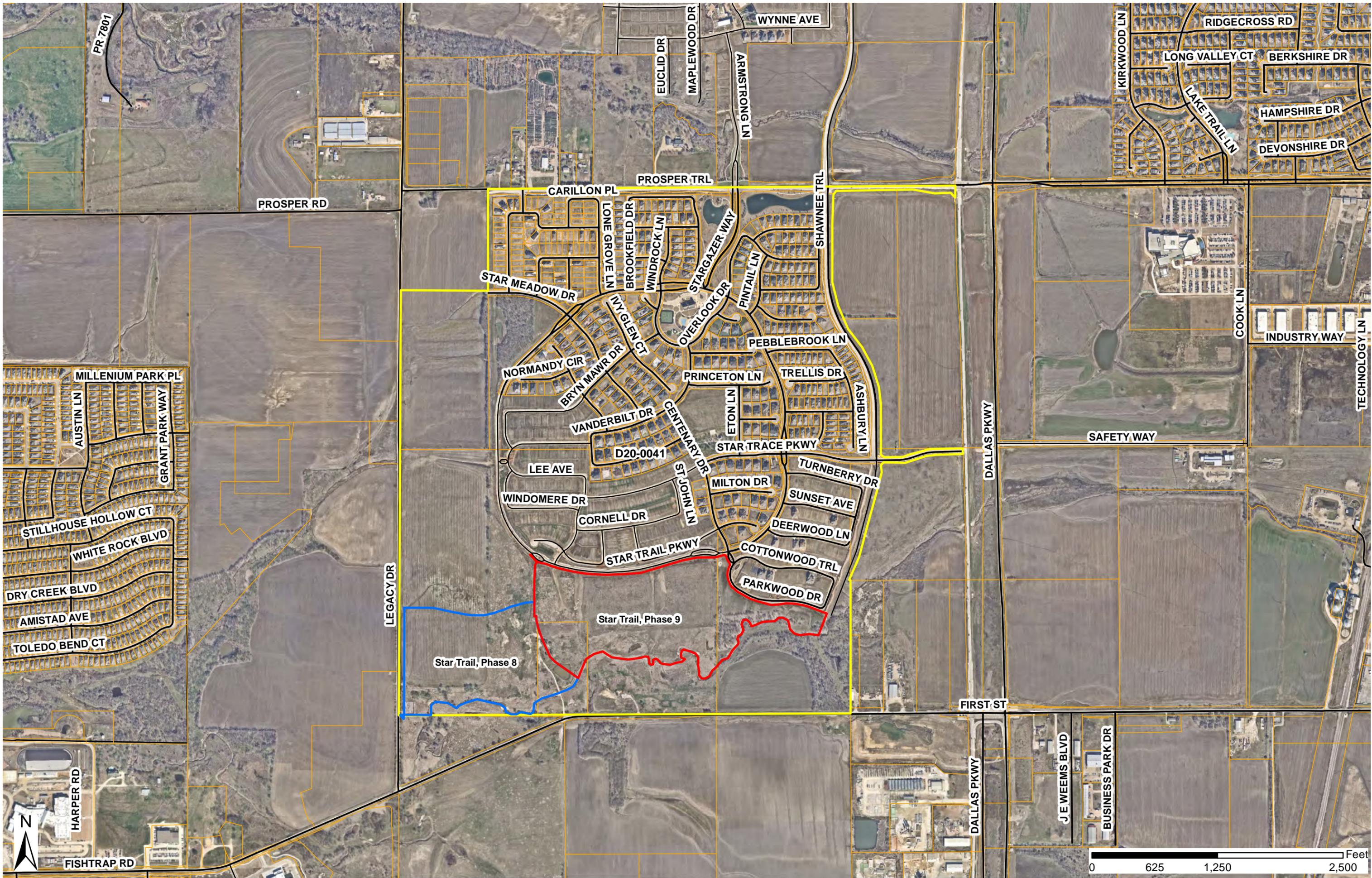
**Attached Documents:**

1. Location Map
2. Phases 8 & 9 Preliminary Plat

**Staff Recommendation:**

Staff recommends approval of the Preliminary Plat subject to:

1. Staff approval of all additions and/or alterations to the easements and dedications on the Preliminary Plat.
2. Staff approval of all preliminary water, sewer, and drainage plans.



PR 7801

PROSPER RD

WYNNE AVE

RIDGECROSS RD

EUCLID DR

MAPLEWOOD DR

ARMSTRONG LN

KIRKWOOD LN

LONG VALLEY CT

BERKSHIRE DR

LAKE TRAIL LN

HAMPSHIRE DR

DEVONSHIRE DR

PROSPER TRL

CARILLON PL

SHAWNEE TRL

STAR MEADOW DR

LONE GROVE LN

BROOKFIELD DR

WINDROCK LN

STARGAZER WAY

PINTAIL LN

IVY GLEN CT

OVERLOOK DR

PEBBLEBROOK LN

NORMANDY CIR

BRYN MAWR DR

PRINCETON LN

TRELLIS DR

VANDERBILT DR

CENTENARY DR

ETON LN

STAR TRACE PKWY

ASHBURY LN

MILLENNIUM PARK PL

AUSTIN LN

GRANT PARK WAY

STILLHOUSE HOLLOW CT

WHITE ROCK BLVD

DRY CREEK BLVD

AMISTAD AVE

TOLEDO BEND CT

LEE AVE

WINDOMERE DR

CORNELL DR

STAR TRAIL PKWY

MILTON DR

SUNSET AVE

DEERWOOD LN

COTTONWOOD TRL

PARKWOOD DR

ST JOHN LN

TURNBERRY DR

DALLAS PKWY

SAFETY WAY

COOK LN

INDUSTRY WAY

TECHNOLOGY LN

LEGACY DR

Star Trail, Phase 9

Star Trail, Phase 8

FIRST ST

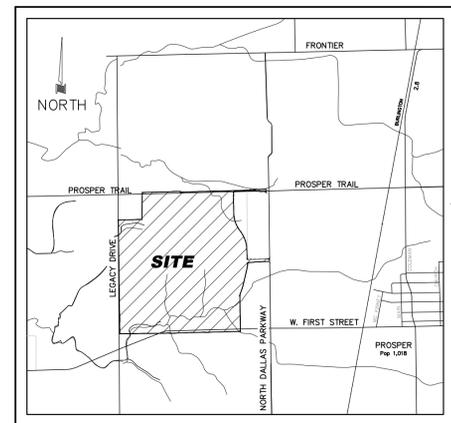
DALLAS PKWY

JE WEEMS BLVD

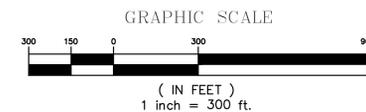
BUSINESS PARK DR

FISHTRAP RD

0 625 1,250 2,500 Feet



LOCATION MAP  
NOT TO SCALE



PHASE NO.	TOTAL No. LOTS	LOT TYPE A (55' X 125' TYP.)	LOT TYPE B (65' X 125' TYP.)	LOT TYPE C (76' X 135' TYP.)	LOT TYPE D (86' X 135' TYP.)
EX. ONE A	170	92	78	-	-
EX. ONE B	224	-	61	83	80
EX. TWO	26	-	-	-	26
EX. THREE	121	121	-	-	-
EX. FOUR	97	-	64	33	-
EX. FIVE	142	-	-	77	65
EX. SIX	67	67	-	-	-
EX. SEVEN	118	-	118	-	-
PROP. EIGHT	68	-	-	68	-
PROP. NINE	73	-	-	-	73
<b>TOTAL</b>	<b>1,106</b>	<b>280</b>	<b>321</b>	<b>261</b>	<b>244</b>

LOT AREA TABLE			
LOT	BLOCK	AREA (SF)	AREA (AC)
COMMUNITY PARK - LOT 10X	TT	1384784	31.79
PARK 100-YR FLOODPLAIN	TT	630462	14.47

- NOTES**
- DEVELOPER TO INSTALL ALL SIDEWALKS ALONG ROW FRONTAGE OF HOA LOTS.
  - ALL DEVELOPMENT WILL COMPLY WITH ALL ZONING AND SUBDIVISION ORDINANCE REQUIREMENTS.
  - COMMON AREAS LOTS PHASE 6 - PHASE 9 (PER CALC PLATS/PADMAPS SHALL BE DEDICATED AS LANDSCAPING, TRAILS, AND PEDESTRIAN ACCESS EASEMENTS TO BE OWNED AND MAINTAINED BY THE H.O.A.
  - THOROUGHFARE ALIGNMENTS SHOWN ON THIS EXHIBIT ARE FOR ILLUSTRATION PURPOSES AND DO NOT SET THE ALIGNMENT. THE ALIGNMENT IS DETERMINED AT TIME OF FINAL PLAT.
  - SELLING A PORTION OF THIS METES AND BOUNDS IS A VIOLATION OF TOWN ORDINANCE AND STATE LAW AND IS SUBJECT TO A FINE AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
  - ALL LANDSCAPE/Common Area Medians SHALL BE IDENTIFIED WITH "NO PARKING" SIGNS TO BE INSTALLED ALONG THE LANDSCAPE/Common Area Side.
  - BASIS OF BEARINGS DERIVED FROM THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD83, TEXAS NORTH CENTRAL ZONE, (4202).
  - ALL LOT CORNERS SHALL BE MONUMENTED WITH A 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "DA".
  - "X" CUTS SET IN CONCRETE STREET PAVING AT ALL INTERSECTIONS AND POINTS OF CURVATURE.
  - ALL FENCING ADJACENT TO PARKS AND OPEN SPACE LOTS SHALL BE ORNAMENTAL METAL.
  - LOTS 31, 33-38, 40, 63-73, 2X BLOCK TT TO HAVE A MINIMUM REAR YARD SETBACK OF NO LESS THAN 25' FROM BASE FLOODPLAIN. FROM BASE FLOODPLAIN
  - LOT 42, 51-52, BLOCK TT TO HAVE A 15' SIDE SETBACK OF NO LESS THAN 15' FROM BASE FLOODPLAIN AREA. LOTS 30, 41, BLOCK TT TO HAVE A MINIMUM REAR YARD SETBACK OF NO LESS THAN 25' FROM BASE FLOODPLAIN AND 15' SIDE SETBACK OF NO LESS THAN 15' FROM BASE FLOODPLAIN AREA. TOTAL LINEAR FOOTAGE OF LOTS BACKING TO BASE FLOODPLAIN IS 2,280 LF. TOTAL LINEAR FOOTAGE OF BASE FLOODPLAIN IS 5,610 LF., THUS THE OVERALL PERCENTAGE IS 40%.
  - FLOODPLAIN RECLAMATION SUBJECT TO ENGINEERING APPROVAL OF FLOOD STUDY, WETLAND DELINEATION STUDY, HABITAT STUDY, AND VEGETATIVE STUDY.
  - TRAIL TO BE INSIDE 25' HIKE & BIKE TRAIL EASEMENT. PUBLIC TRAIL TO BE OWNED BY TOWN OF PROSPER.
  - UTILITY EASEMENTS AND DRAINAGE EASEMENTS ARE PROHIBITED WITHIN LANDSCAPE AND ACCESS EASEMENT, UNLESS APPROVED BY THE TOWN OF PROSPER.
  - COMMUNITY PARK (BLOCK TT, LOT 10X) DEDICATION REQUIREMENTS WILL BE ANALYZED AND DETERMINED AT THE TIME OF FINAL PLAT, IN ACCORDANCE WITH ALL APPLICABLE ZONING AND SUBDIVISION ORDINANCES REGULATIONS
  - PRELIMINARY PLAT PHASE 1-7 CASE NUMBER : D15-0021
  - FINAL PLAT PHASE 1 CASE NUMBER : D15-0095
  - FINAL PLAT PHASE 2 CASE NUMBER : D16-0090
  - FINAL PLAT PHASE 3 CASE NUMBER : D17-0049
  - FINAL PLAT PHASE 4 CASE NUMBER : D17-0060
  - FINAL PLAT PHASE 5 CASE NUMBER : D18-0036
  - FINAL PLAT PHASE 6 CASE NUMBER : D19-0121
  - FINAL PLAT PHASE 7 CASE NUMBER : D19-0122

D20-0041  
REVISED PRELIMINARY PLAT  
**STAR TRAIL**  
1106 RESIDENTIAL LOTS  
58 COMMON AREA LOTS  
2 NEIGHBORHOOD PARKS  
1 COMMUNITY PARK  
1 ELEMENTARY SCHOOL SITE  
529.304 ACRES

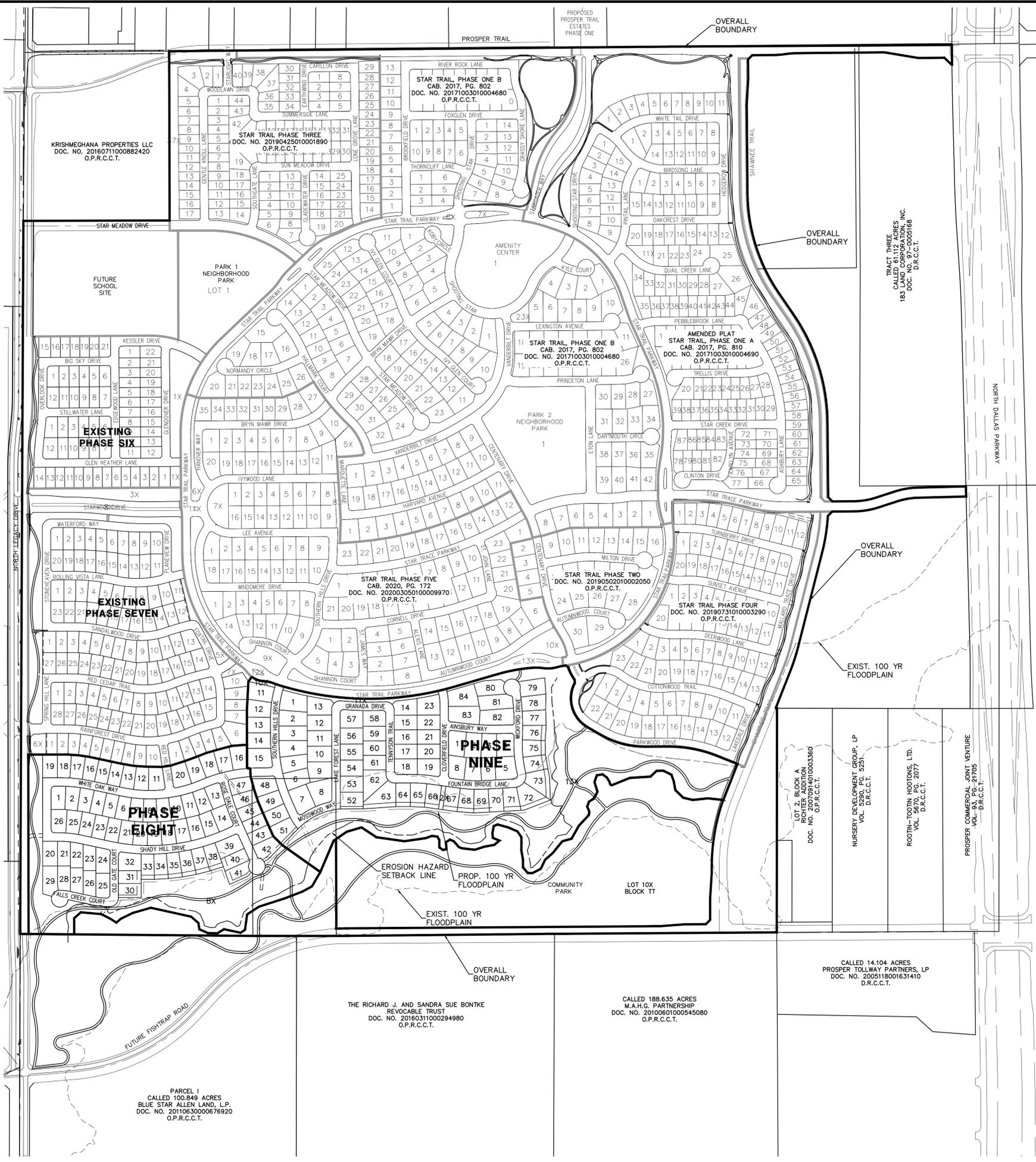
AN ADDITION TO THE TOWN OF PROSPER  
A 518.123 ACRE TRACT OF LAND OUT OF THE  
COLLIN CO. SCHOOL LAND NO. 12 SURVEY  
ABSTRACT NO. 147  
IN THE  
TOWN OF PROSPER  
COLLIN COUNTY, TEXAS  
MAY 2020 SCALE: 1"=300'

OWNER/DEVELOPER  
**BLUE STAR ALLEN LAND, LP.**  
8000 WARREN PARKWAY  
BUILDING 1, SUITE 100  
FRISCO, TEXAS 75248  
PH: 972-543-2412  
FAX: 214-387-7781  
CONTACT: SCOTT SHIPP  
PLANNER/ENGINEER/SURVEYOR

**DOWDEY, ANDERSON & ASSOCIATES, INC.**  
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694  
STATE REGISTRATION NUMBER: F-399

CONTACT : GABRIEL NOVAK

TOTAL DENSITY: 1106 LOTS/529.304 AC  
= 2.09 LOTS/ACRE  
1106 LOTS DEVELOPED TO  
PD-66: SINGLE FAMILY - ZONING ORDINANCE NO. 14-31



KRISHMEGHANA PROPERTIES LLC  
DOC. NO. 2016071000882420  
O.P.R.C.C.T.

FUTURE SCHOOL SITE

**EXISTING PHASE SIX**

**EXISTING PHASE SEVEN**

**PHASE EIGHT**

**PHASE NINE**

PARCEL 1  
CALLED 100.849 ACRES  
BLUE STAR ALLEN LAND, LP.  
DOC. NO. 20110630000676920  
O.P.R.C.C.T.

THE RICHARD J. AND SANDRA SUE BONTKE  
REVOCABLE TRUST  
DOC. NO. 20160311000294980  
O.P.R.C.C.T.

CALLED 188.635 ACRES  
M.A.H.G. PARTNERSHIP  
DOC. NO. 2010601000545080  
O.P.R.C.C.T.

CALLED 14.104 ACRES  
PROSPER TOLLWAY PARTNERS, LP  
DOC. NO. 2005118001631410  
D.R.C.C.T.

LOT 2, BLOCK A  
RICHTER ADDITION  
VOL. 5990, PG. 5251  
DOC. NO. 201603033860  
O.P.R.C.C.T.

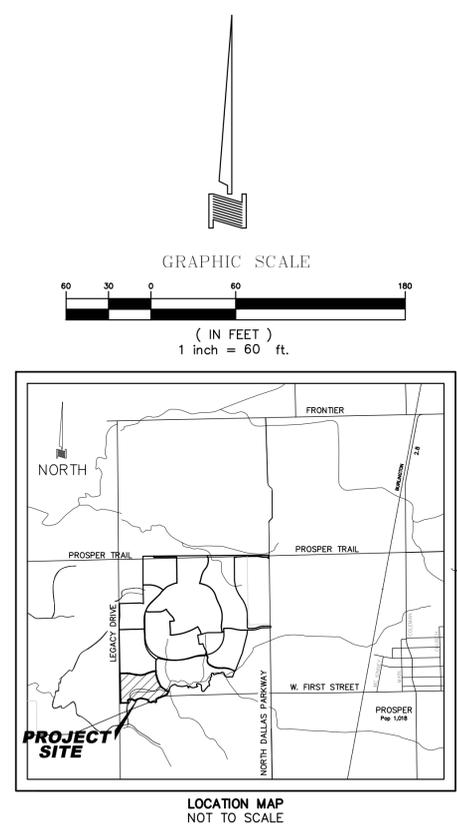
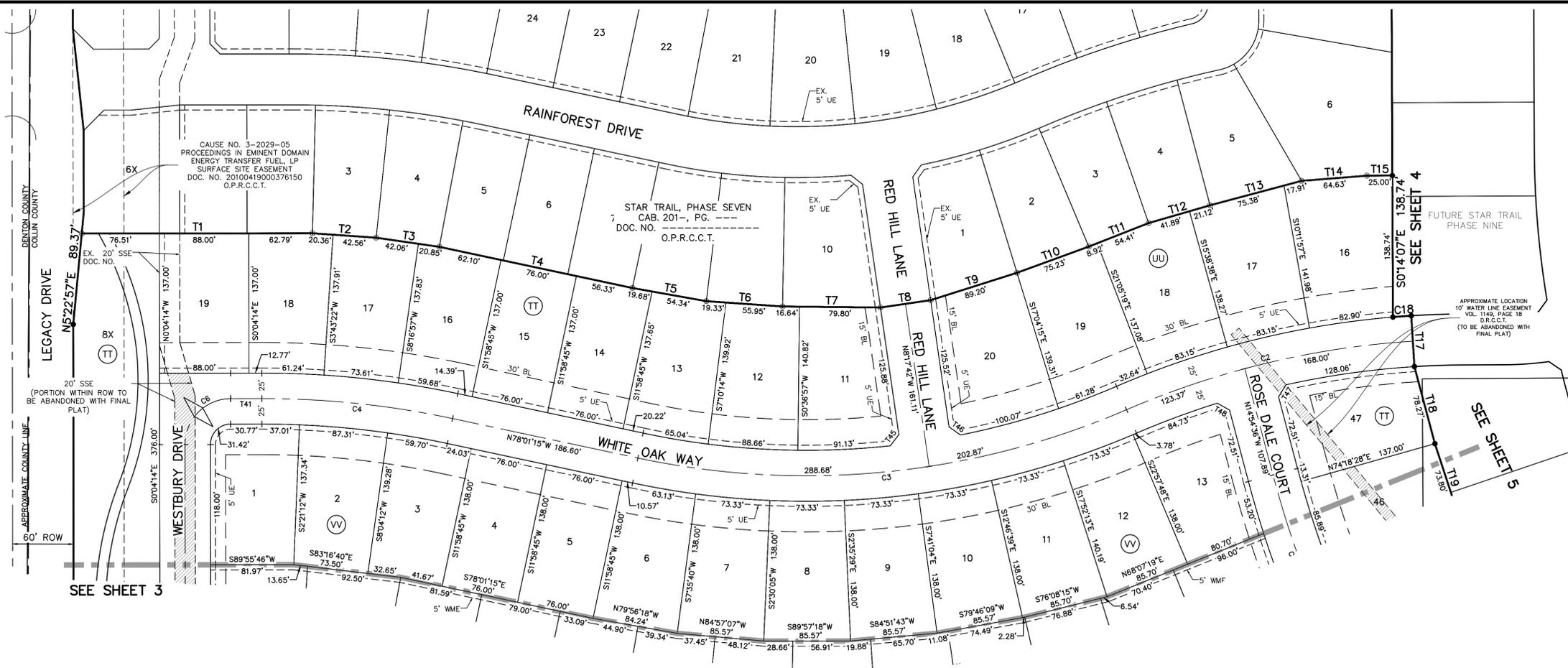
NURSERY DEVELOPMENT GROUP, LP  
VOL. 5290, PG. 5251  
D.R.C.C.T.

ROOTIN-TOOTIN HOODLUMS, LTD.  
VOL. 5290, PG. 5251  
D.R.C.C.T.

PROSPER COMMERCIAL JOINT VENTURE  
VOL. 5290, PG. 5251  
D.R.C.C.T.

TRACT THIRSE  
CALLED 61.172 ACRES  
183 LAND CORPORATION, INC.  
DOC. NO. 97-0005168  
D.R.C.C.T.

Y:\1101811018-09-REV-PP-OAL\_5132020\_4565656.PM, Inness, Dowdey, Anderson & Associates, Inc., TDM



LOT	BLOCK	AREA (SF)	AREA (AC)
11	TT	12518	0.29
12	TT	11342	0.26
13	TT	11011	0.25
14	TT	10418	0.24
15	TT	10412	0.24
16	TT	10788	0.25
17	TT	10924	0.25
18	TT	10801	0.25
19	TT	12056	0.28
20	TT	12890	0.30
21	TT	11055	0.25
22	TT	11225	0.26
23	TT	11268	0.26
24	TT	12317	0.28
25	TT	11965	0.27
26	TT	11268	0.26
27	TT	11268	0.26
28	TT	11012	0.25
29	TT	14658	0.34
30	TT	11288	0.26

LOT	BLOCK	AREA (SF)	AREA (AC)
31	TT	10336	0.24
32	TT	14149	0.32
33	TT	11536	0.26
34	TT	11797	0.27
35	TT	11797	0.27
36	TT	11797	0.27
37	TT	11797	0.27
38	TT	11797	0.27
39	TT	14763	0.34
40	TT	11932	0.27
41	TT	11910	0.27
42	TT	14486	0.33
43	TT	10412	0.24
44	TT	10412	0.24
45	TT	10810	0.25
46	TT	10980	0.25
47	TT	12143	0.28

LOT	BLOCK	AREA (SF)	AREA (AC)
16	UU	13450	0.31
17	UU	12527	0.29
18	UU	12379	0.28
19	UU	12322	0.28
20	UU	13713	0.31

LOT	BLOCK	AREA (SF)	AREA (AC)
1	VV	11619	0.27
2	VV	11166	0.26
3	VV	10925	0.25
4	VV	10488	0.24
5	VV	10488	0.24
6	VV	10850	0.25
7	VV	10912	0.25
8	VV	10912	0.25
9	VV	10912	0.25
10	VV	10912	0.25
11	VV	11006	0.25
12	VV	11006	0.25
13	VV	12202	0.28
14	VV	12826	0.29
15	VV	11305	0.26
16	VV	11332	0.26
17	VV	11411	0.26
18	VV	11408	0.26
19	VV	11406	0.26
20	VV	11405	0.26

LOT	BLOCK	AREA (SF)	AREA (AC)
21	VV	11404	0.26
22	VV	11131	0.26
23	VV	10902	0.25
24	VV	11032	0.25
25	VV	11486	0.26
26	VV	12533	0.29

LINE	BEARING	LENGTH
T1	N89°55'37"E	227.29'
T2	S86°03'48"E	62.92'
T3	S81°48'29"E	62.91'
T4	S78°01'15"E	194.43'
T5	S79°55'27"E	74.02'
T6	S86°03'01"E	75.28'
T7	S89°23'30"E	96.44'
T8	N81°42'18"E	50.00'
T9	N72°29'33"E	89.20'
T10	N70°01'11"E	75.23'
T11	N68°38'07"E	63.33'
T12	N73°54'26"E	63.01'
T13	N75°08'46"E	93.29'
T14	N85°28'12"E	64.63'
T15	N89°45'53"E	25.00'
T17	S3°35'08"E	50.00'
T18	S14°58'02"E	78.27'
T19	S18°12'57"E	73.80'
T20	S23°02'15"E	74.47'
T21	S24°14'28"E	152.00'

LINE	BEARING	LENGTH
T22	S30°24'39"W	98.37'
T23	S61°20'49"W	63.24'
T24	S72°17'17"W	159.49'
T25	S56°50'03"W	83.77'
T26	S75°34'44"W	91.62'
T27	S55°33'53"W	31.44'
T28	N77°59'12"W	100.86'
T29	S58°46'23"W	45.40'
T30	N89°20'57"W	56.01'
T31	N66°38'28"W	56.16'
T32	N8°40'39"W	37.97'
T33	S74°07'31"W	111.97'
T34	S64°01'45"W	79.20'
T35	S48°40'51"W	34.56'
T36	N57°12'47"W	43.70'
T37	N84°58'58"W	121.30'
T53	S0°16'46"E	95.41'

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C18	111°07'	875.00'	9.05'	18.10'	N85°49'18"E 18.10'

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C2	19°38'25"	850.00'	147.13'	291.37'	S76°35'39"W 289.94'
C3	35°12'17"	800.00'	253.81'	491.55'	S84°22'36"W 483.86'
C4	12°02'59"	900.00'	94.99'	189.27'	N84°02'45"W 188.93'
C5	90°00'00"	45.00'	45.00'	70.69'	N45°04'14"W 63.64'
C6	90°00'00"	45.00'	45.00'	70.69'	N44°55'46"E 63.64'
C7	91°9'52"	1000.00'	81.61'	162.86'	N19°34'32"W 162.68'
C8	36°13'13"	1126.00'	368.25'	711.81'	S83°52'08"W 700.02'
C9	12°02'59"	574.00'	60.58'	120.72'	N84°02'45"W 120.49'
C10	10°26'50"	300.00'	27.43'	54.70'	N05°09'11"E 54.63'
C11	91°08'27"	45.00'	45.90'	71.58'	S45°29'59"W 64.27'
C12	10°54'32"	375.00'	35.81'	71.40'	N83°28'31"W 71.29'
C13	10°34'40"	296.67'	27.46'	54.77'	N83°18'35"W 54.69'

LINE	BEARING	DISTANCE
T38	N10°22'36"E	27.57'
T39	S01°27'37"W	25.00'
T41	S89°55'46"W	30.77'
T42	S89°55'46"W	30.77'

LOT	BLOCK	AREA (SF)	AREA (AC)
8X	TT	417416	9.58

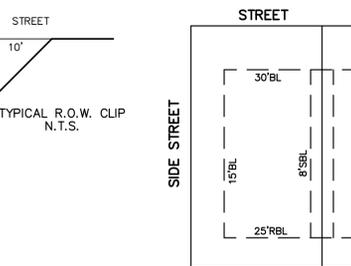
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C14	264°47'04"	50.00'	54.77'	231.07'	S40°55'55"E 73.85'
C15	300°00'00"	50.00'	28.87'	261.80'	N65°45'32"E 50.00'
C16	87°43'20"	49.50'	47.57'	75.79'	N43°47'26"E 68.60'

**NOTES**

- DEVELOPER TO INSTALL ALL SIDEWALKS ALONG R.O.W. FRONTAGE OF HOA LOTS.
- ALL DEVELOPMENT WILL COMPLY WITH ALL ZONING AND SUBDIVISION ORDINANCE REQUIREMENTS.
- COMMON AREA LOTS SHALL BE DEDICATED AS LANDSCAPING, TRAILS, AND PEDESTRIAN ACCESS EASEMENTS TO BE OWNED AND MAINTAINED BY THE HOA.
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- THIS PLAT IS SUBJECT TO ADDITIONAL ZONING STANDARDS OUTLINED IN ORDINANCE 15-55.
- LOTS IN THIS PHASE ARE SUBJECT TO IMPACT FEE ORDINANCE 17-14.
- EXISTING 100-YR FULLY DEVELOPED FLOODPLAIN PER STUDY BY DAA DATED APRIL 2020.

**BENCHMARKS:**  
 SQUARE WITH "X" CUT ON SOUTHEAST CORNER OF INLET ON THE EAST SIDE OF HALLMARK COURT, APPROXIMATELY 75' NORTH OF CENTERLINE OF VANDERBILT DRIVE.  
 ELEVATION=628.88'  
 "X" CUT ON SOUTHEASTERLY CORNER OF INLET ON THE EASTERLY SIDE OF STAR TRAIL PARKWAY, ADJACENT TO THE NORMANDY CIRCLE CUL-DE-SAC.  
 ELEVATION=627.92'

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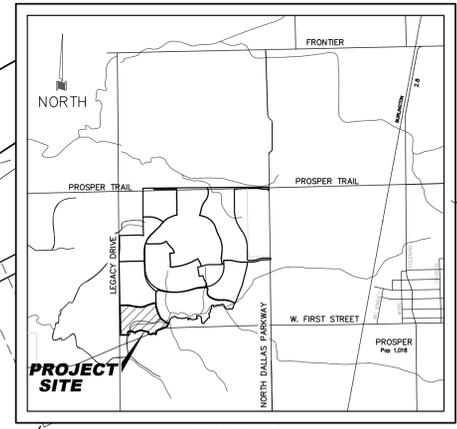
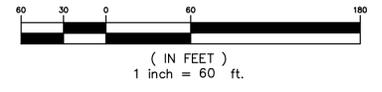
TYPICAL LOT DETAIL FOR 76' TYPE "C" LOTS N.T.S.

DOCUMENT NUMBER: \_\_\_\_\_

68 RESIDENTIAL LOTS  
 1 COMMON AREA LOTS  
 32.617 ACRES  
 68 TYPE "C" LOTS OF 10,260 SF MIN.  
 PD-66; SINGLE FAMILY-ZONING ORDINANCE #14-31  
 D20-0041  
**REVISED PRELIMINARY PLAT**  
**STAR TRAIL PHASE EIGHT**  
 AN ADDITION TO THE TOWN OF PROSPER  
 PART OF 269.506 ACRE TRACT OF LAND IN THE  
 COLLIN COUNTY SCHOOL LAND #12 SURVEY,  
 ABSTRACT NO. 147,  
 IN THE  
 TOWN OF PROSPER,  
 COLLIN COUNTY, TEXAS  
 MAY 2020 SCALE: 1"=60'  
 OWNER/DEVELOPER  
**BLUE STAR ALLEN LAND, L.P.**  
 8000 WARREN PARKWAY  
 BUILDING 1, SUITE 100  
 FRISCO, TEXAS 75034  
 FAX: 214-387-7781  
 CONTACT: SCOTT SHIPP  
 PH: 972-543-2412  
 PLANNER/ENGINEER/SURVEYOR  
**DOWDEY, ANDERSON & ASSOCIATES, INC.**  
 5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694  
 STATE REGISTRATION NUMBER: F-399  
 CONTACT: GABRIEL NOVAK



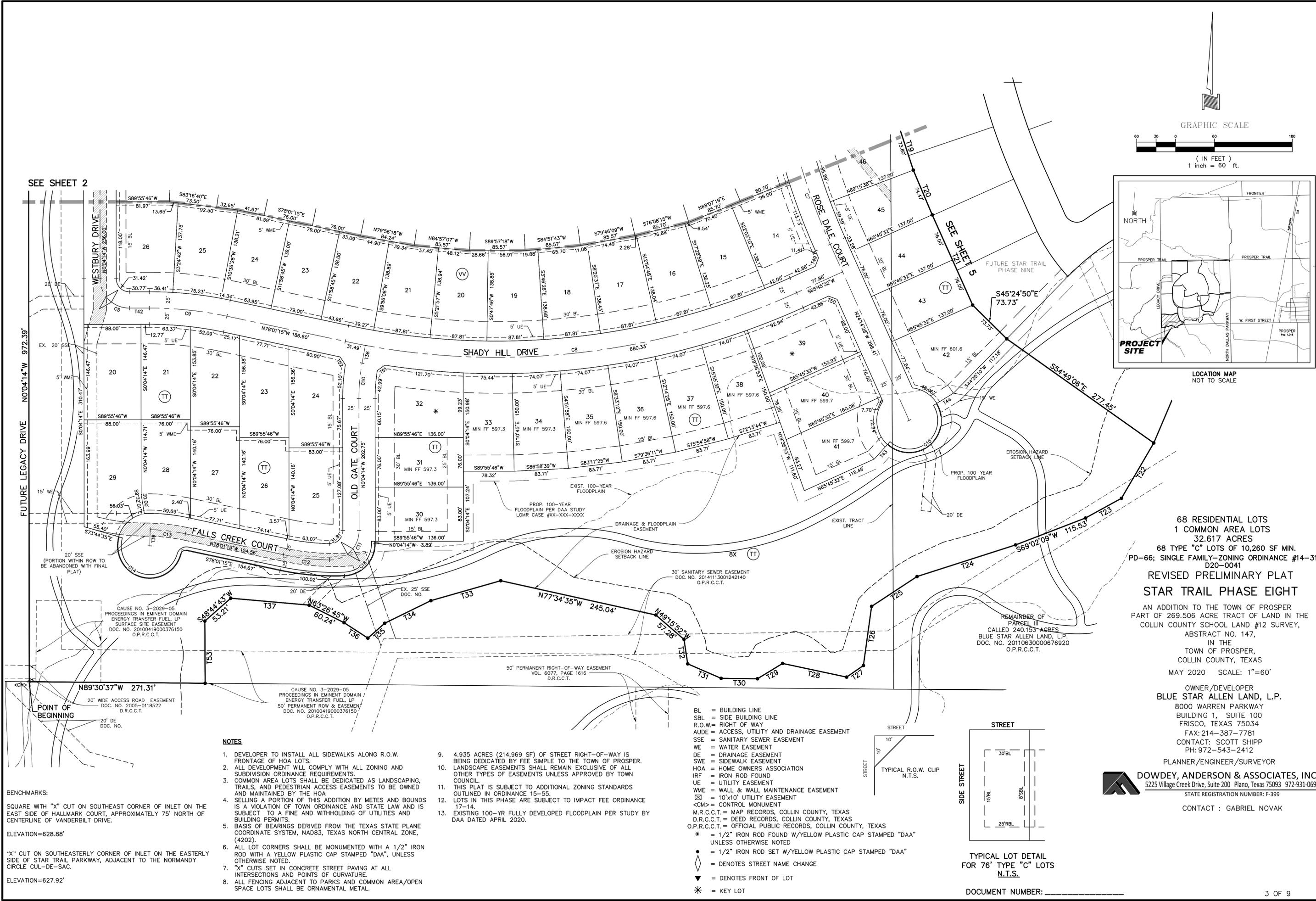
GRAPHIC SCALE



LOCATION MAP NOT TO SCALE

SEE SHEET 2

SEE SHEET 5



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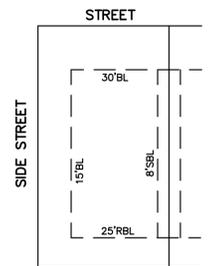
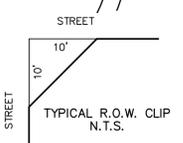
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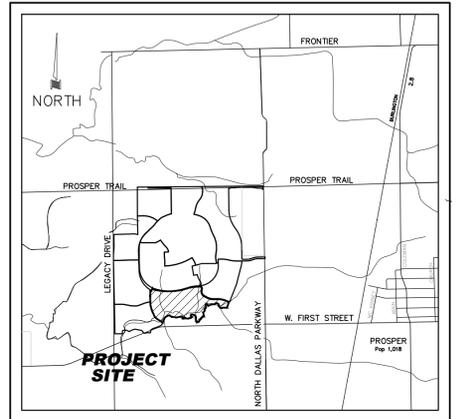
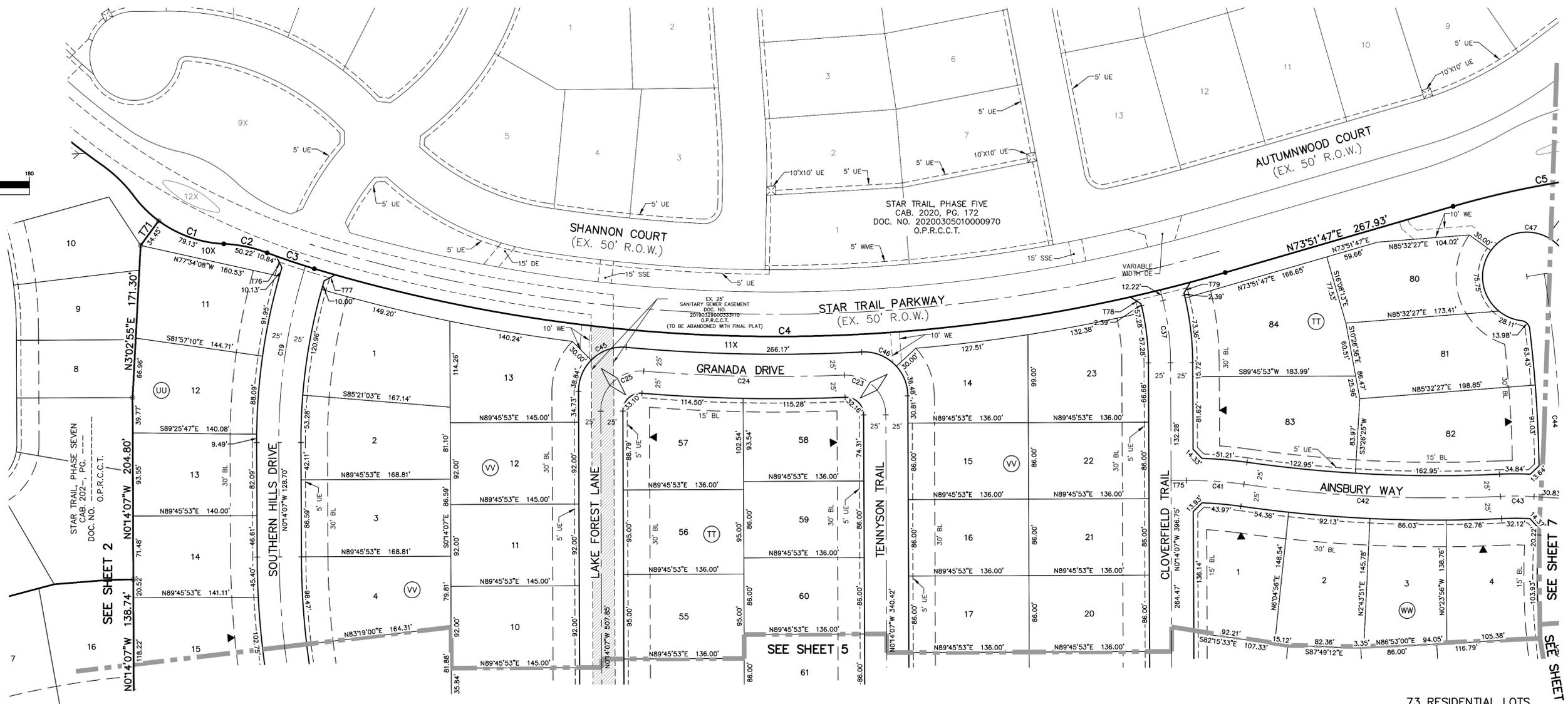
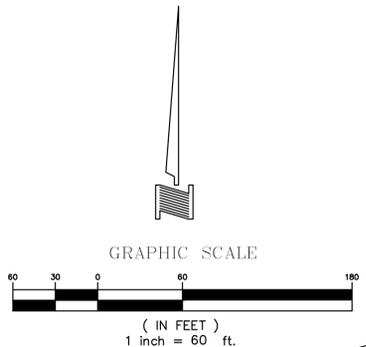
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LOCATION MAP NOT TO SCALE

73 RESIDENTIAL LOTS  
 4 COMMON AREA LOTS  
 46.982 ACRES  
 73 TYPE "D" LOTS OF 11,610 SF MIN.  
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 STAR TRAIL PHASE NINE

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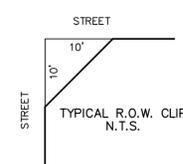
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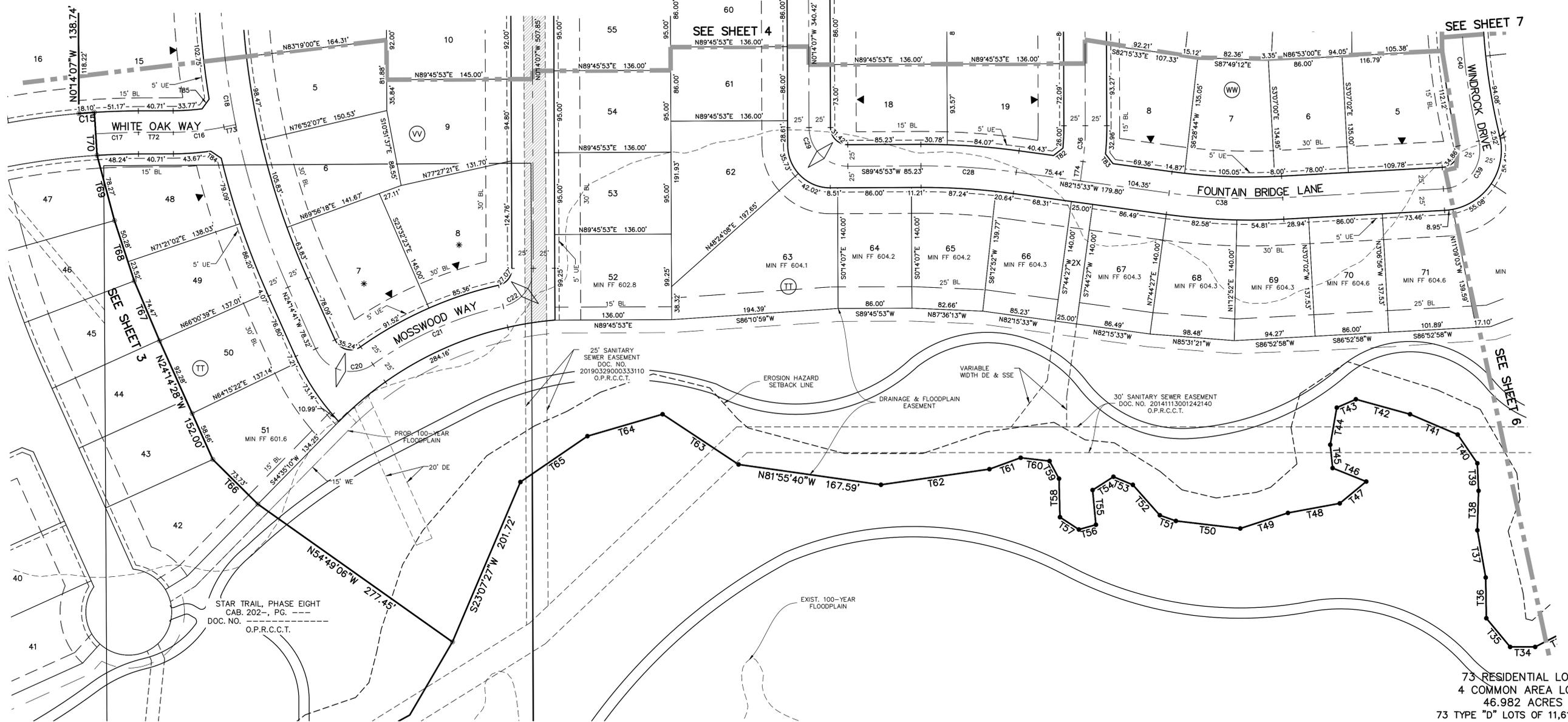
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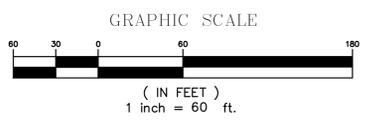
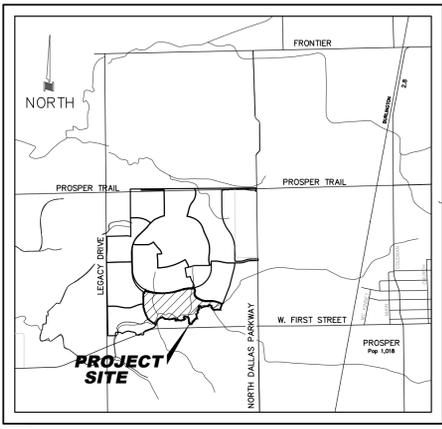
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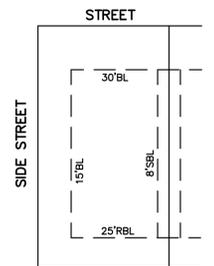
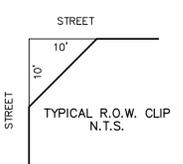
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 5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694  
 STATE REGISTRATION NUMBER: F-399  
 CONTACT : GABRIEL NOVAK



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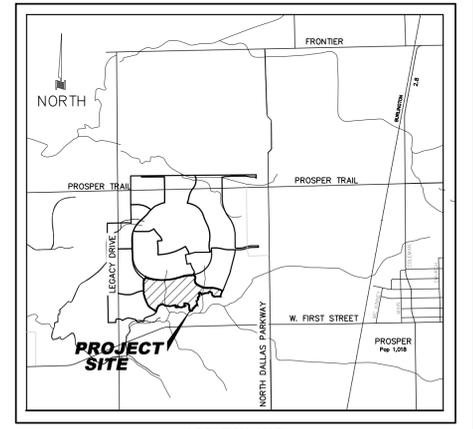
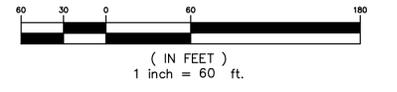
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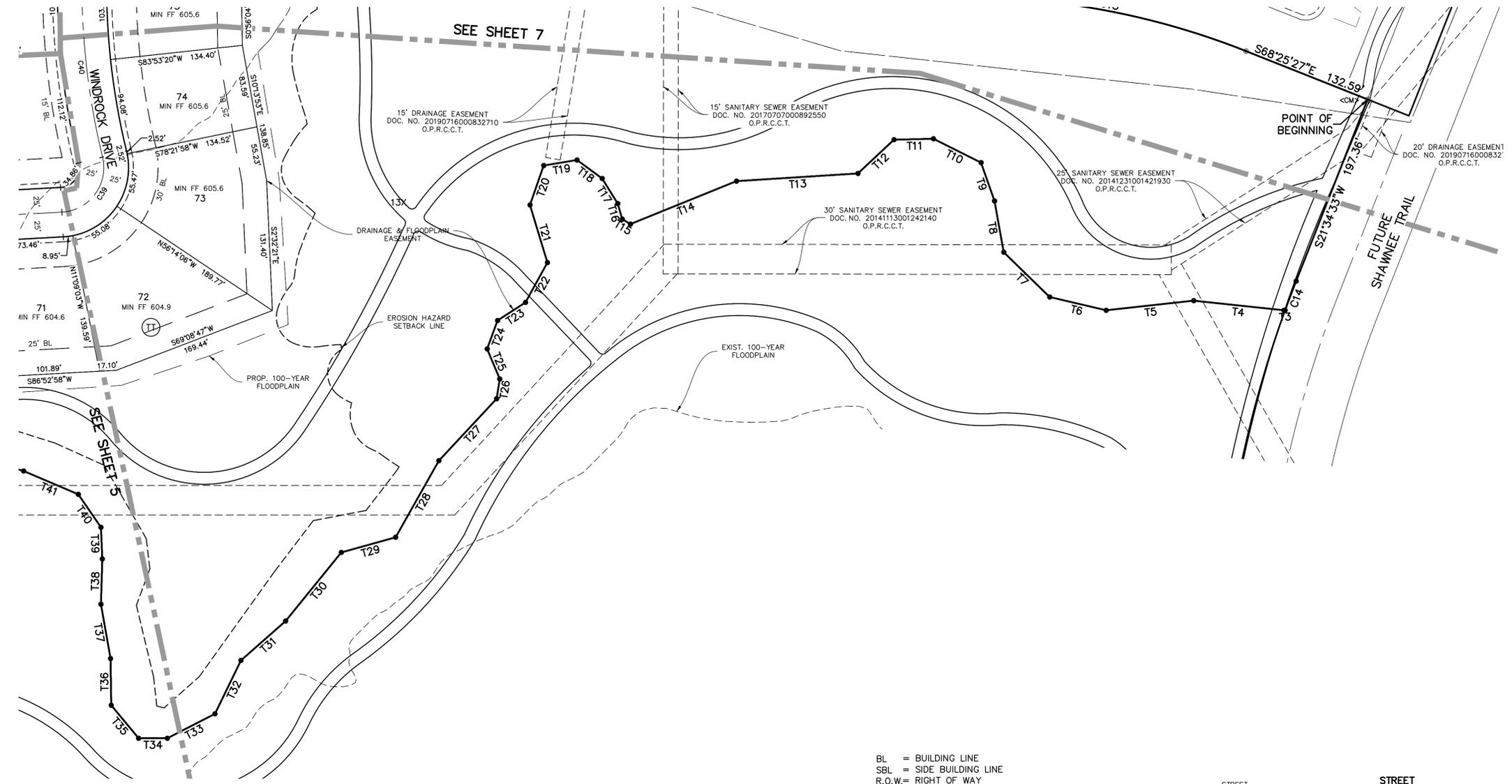
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 "X" CUT ON SOUTHEASTERLY CORNER OF INLET ON THE EASTERLY SIDE OF STAR TRAIL PARKWAY, ADJACENT TO THE NORMANDY CIRCLE CUL-DE-SAC.  
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GRAPHIC SCALE



LOCATION MAP NOT TO SCALE



73 RESIDENTIAL LOTS  
 4 COMMON AREA LOTS  
 46.982 ACRES  
 73 TYPE "D" LOTS OF 11,610 SF MIN.  
 PD-66; SINGLE FAMILY-ZONING ORDINANCE #14-31  
 D20-0041  
**REVISED PRELIMINARY PLAT**  
**STAR TRAIL PHASE NINE**  
 AN ADDITION TO THE TOWN OF PROSPER  
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 ABSTRACT NO. 147,  
 IN THE  
 TOWN OF PROSPER,  
 COLLIN COUNTY, TEXAS  
 MAY 2020 SCALE: 1"=60'

OWNER/DEVELOPER  
**BLUE STAR ALLEN LAND, L.P.**  
 8000 WARREN PARKWAY  
 BUILDING 1, SUITE 100  
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 FAX: 214-387-7781  
 CONTACT: SCOTT SHIPP  
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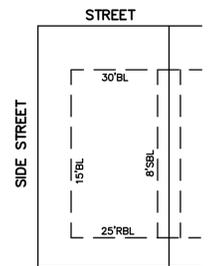
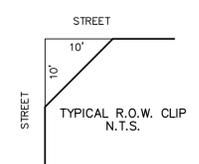
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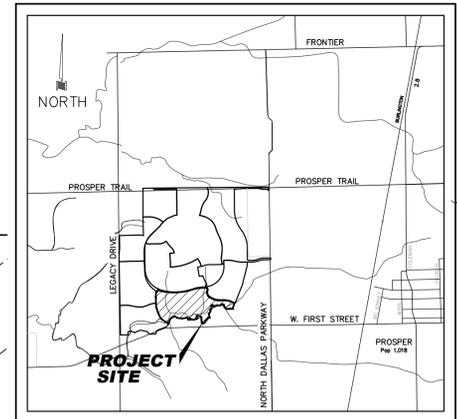
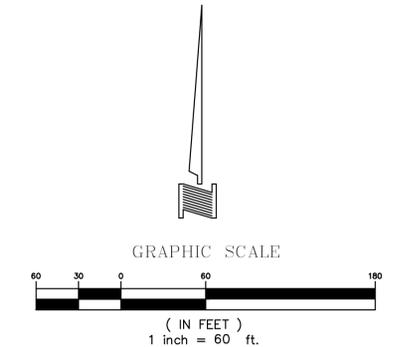
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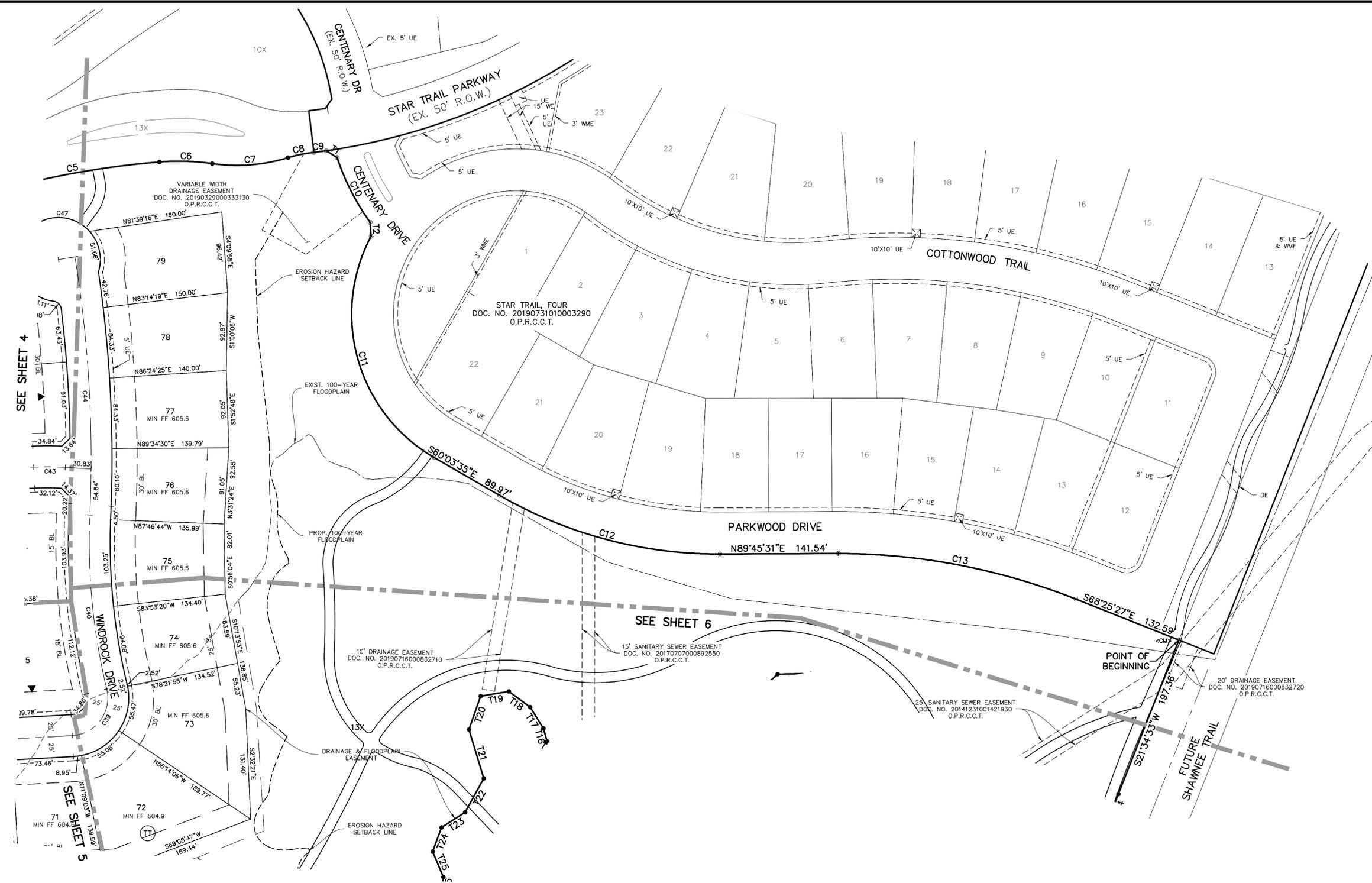
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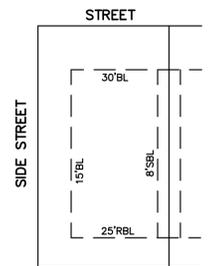
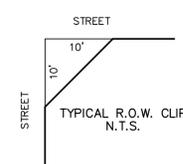
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Y:\11010811016-09-REV-PPH-SHT 4.dwg, 11/06/2020 4:58:09 PM, Inness, Dowdey, Anderson & Associates, Inc., TDM

LOT AREA TABLE			
LOT	BLOCK	AREA (SF)	AREA (AC)
48	TT	14873	0.34
49	TT	12735	0.29
50	TT	12355	0.28
51	TT	14914	0.34
52	TT	13498	0.31
53	TT	12920	0.30
54	TT	12920	0.30
55	TT	12920	0.30
56	TT	12920	0.30
57	TT	14282	0.33
58	TT	12628	0.29
59	TT	11696	0.27
60	TT	11696	0.27
61	TT	11696	0.27
62	TT	18155	0.42
63	TT	21334	0.49
64	TT	12040	0.28
65	TT	12742	0.29
66	TT	12191	0.28
67	TT	12108	0.28

LOT AREA TABLE			
LOT	BLOCK	AREA (SF)	AREA (AC)
68	TT	12586	0.29
69	TT	12287	0.28
70	TT	11828	0.27
71	TT	12680	0.29
72	TT	17790	0.41
73	TT	17459	0.40
74	TT	12196	0.28
75	TT	12710	0.29
76	TT	12068	0.28
77	TT	12299	0.28
78	TT	12768	0.29
79	TT	14271	0.33
80	TT	14623	0.34
81	TT	17106	0.39
82	TT	18948	0.43
83	TT	18635	0.43
84	TT	19682	0.45

LOT AREA TABLE			
LOT	BLOCK	AREA (SF)	AREA (AC)
1	VV	17128	0.39
2	VV	14867	0.34
3	VV	14617	0.34
4	VV	14900	0.34
5	VV	14171	0.33
6	VV	14251	0.33
7	VV	17567	0.40
8	VV	18155	0.42
9	VV	15300	0.35
10	VV	13340	0.31
11	VV	13340	0.31
12	VV	13340	0.31
13	VV	14910	0.34
14	VV	12466	0.29
15	VV	11696	0.27
16	VV	11696	0.27
17	VV	11696	0.27
18	VV	12568	0.29
19	VV	13476	0.31
20	VV	11696	0.27

LOT AREA TABLE			
LOT	BLOCK	AREA (SF)	AREA (AC)
21	VV	11696	0.27
22	VV	11696	0.27
23	VV	14988	0.34

LOT AREA TABLE			
LOT	BLOCK	AREA (SF)	AREA (AC)
1	WW	14753	0.34
2	WW	14219	0.33
3	WW	12752	0.29
4	WW	14127	0.32
5	WW	16518	0.38
6	WW	11610	0.27
7	WW	12742	0.29
8	WW	13420	0.31

LOT LINE TABLE		
LINE	BEARING	LENGTH
T76	N26°43'17"W	14.42'
T77	N61°33'23"E	14.28'
T78	N58°17'05"W	14.26'
T79	N30°46'25"E	14.26'
T82	S51°58'54"W	13.95'
T83	N37°54'05"W	14.30'
T84	S56°07'43"E	14.70'
T85	N35°58'57"E	13.97'

LOT AREA TABLE			
LOT	BLOCK	AREA (SF)	AREA (AC)
11	UU	14799	0.34
12	UU	13818	0.32
13	UU	12959	0.30
14	UU	12897	0.30
15	UU	16865	0.39

ROADWAY CURVE TABLE					
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C16	11°21'30"	300.00'	29.83'	59.47'	S84°05'08"W 59.37'
C17	3°21'01"	850.00'	24.86'	49.70'	S88°05'22"W 49.70'
C18	24°00'34"	900.00'	191.38'	377.14'	N12°14'24"W 374.39'
C19	18°15'46"	650.00'	104.48'	207.19'	N08°53'46"E 206.31'
C20	100°35'25"	45.00'	54.19'	79.00'	S74°53'51"E 69.24'
C21	22°31'16"	425.00'	84.62'	167.05'	N66°04'05"E 165.98'
C22	77°33'50"	45.00'	36.16'	60.92'	N38°32'48"E 56.37'
C23	92°07'12"	45.00'	46.70'	72.35'	N46°17'43"W 64.81'
C24	6°56'51"	1870.00'	113.51'	226.75'	N88°52'53"W 226.61'
C25	94°49'39"	45.00'	48.96'	74.48'	S47°10'43"W 66.26'
C28	7°58'33"	800.00'	55.77'	111.37'	N86°14'50"W 111.28'
C29	90°00'00"	45.00'	45.00'	70.69'	N45°14'07"W 63.64'
C36	7°58'33"	300.00'	20.91'	41.76'	N03°45'10"E 41.73'
C37	13°31'13"	300.00'	35.56'	70.79'	N06°59'43"W 70.63'
C38	10°51'28"	700.00'	66.53'	132.65'	N87°41'18"W 132.46'
C39	100°35'10"	45.00'	54.19'	79.00'	S36°35'24"W 69.24'
C40	16°17'15"	735.00'	105.18'	208.94'	N05°33'34"W 208.24'
C41	8°17'41"	450.00'	32.63'	65.15'	N86°05'16"W 65.09'
C42	10°44'29"	1550.00'	145.72'	290.59'	N87°18'40"W 290.16'
C43	6°12'19"	350.00'	18.97'	37.91'	N89°34'45"W 37.89'
C44	11°47'00"	1500.00'	154.79'	308.49'	N03°18'26"W 307.94'

ROADWAY LINE TABLE		
LINE	BEARING	DISTANCE
T72	S89°45'53"W	40.71'
T73	S78°24'23"W	13.91'
T74	N07°44'27"E	22.71'
T75	S89°45'53"W	17.44'

HOA LOT AREA TABLE			
LOT	BLOCK	AREA (SF)	AREA (AC)
10X	UU	3547	0.08
11X	VV	19418	0.45
12X	TT	3500	0.08
13X	TT	751892	17.26

BOUNDARY LINE TABLE		
LINE	BEARING	LENGTH
T1	S57°57'21"E	15.19'
T2	S3°40'51"E	16.73'
T3	S86°25'32"W	1.16'
T4	N83°57'32"W	92.15'
T5	S83°45'04"W	89.28'
T6	N76°47'37"W	58.82'
T7	N45°49'57"W	64.95'
T8	N10°16'29"W	52.58'
T9	N19°26'56"W	41.10'
T10	N63°26'46"W	53.91'
T11	S88°36'13"W	40.09'
T12	S46°58'33"W	49.98'
T13	S86°23'44"W	123.45'
T14	S68°02'05"W	115.96'
T15	N59°02'49"W	9.68'
T16	N16°09'07"W	16.41'
T17	N31°56'01"W	29.82'
T18	N53°49'13"W	31.63'
T19	S80°35'56"W	34.29'
T20	S19°14'44"W	42.19'

BOUNDARY LINE TABLE		
LINE	BEARING	LENGTH
T21	S16°54'32"E	60.78'
T22	S28°55'29"W	46.00'
T23	S57°11'20"W	33.66'
T24	S20°15'19"W	30.55'
T25	S22°52'02"E	33.02'
T26	S9°05'35"W	20.21'
T27	S43°07'33"W	85.68'
T28	S29°32'31"W	88.92'
T29	S74°29'00"W	57.26'
T30	S39°09'53"W	89.30'
T31	S48°43'06"W	60.36'
T32	S26°03'09"W	60.02'
T33	S62°54'38"W	54.21'
T34	N90°00'00"W	29.16'
T35	N39°49'10"W	43.37'
T36	N0°50'35"W	47.19'
T37	N10°03'14"W	55.68'
T38	N1°44'12"E	45.82'
T39	N2°29'27"W	31.95'
T40	N34°31'17"W	40.43'

BOUNDARY LINE TABLE		
LINE	BEARING	LENGTH
T41	N66°59'03"W	60.35'
T42	N74°38'44"W	65.52'
T43	S66°22'50"W	24.25'
T44	S10°03'55"W	43.70'
T45	S5°51'33"E	27.21'
T46	S68°12'28"E	42.18'
T47	S50°38'39"W	39.87'
T48	S79°35'04"W	61.41'
T49	S72°00'14"W	58.40'
T50	N83°21'33"W	75.52'
T51	N70°34'09"W	19.88'
T52	N41°42'11"W	47.25'
T53	N67°29'22"W	24.48'
T54	S57°32'31"W	28.76'
T55	S5°28'49"E	40.43'
T56	S74°29'00"W	20.61'
T57	N56°59'18"W	26.31'
T58	N1°24'56"W	44.66'
T59	N28°24'12"W	23.19'
T60	N83°27'25"W	33.86'

BOUNDARY LINE TABLE		
LINE	BEARING	LENGTH
T61	S70°01'32"W	38.73'
T62	S81°51'08"W	127.72'
T63	N56°39'32"W	106.02'
T64	S73°47'51"W	91.19'
T65	S55°45'07"W	94.47'
T66	N45°24'50"W	73.73'
T67	N23°02'15"W	74.47'
T68	N18°12'57"W	73.80'
T69	N14°58'02"W	78.27'
T70	N3°35'08"W	50.00'
T71	N36°18'01"E	34.45'

BOUNDARY CURVE TABLE					
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C1	33°42'26"	134.50'	40.75'	79.13'	S70°33'12"E 77.99'
C2	17°55'42"	160.50'	25.32'	50.22'	S78°26'34"E 50.02'
C3	3°54'22"	825.00'	28.13'	56.24'	S71°25'54"E 56.23'
C4	32°45'07"	1825.00'	536.30'	1043.22'	S89°45'39"E 1029.08'
C5	11°36'28"	1025.00'	104.19'	207.66'	N79°40'02"E 207.30'
C6	12°33'24"	290.50'	31.96'	63.66'	S88°15'02"E 63.54'
C7	25°01'47"	209.50'	46.50'	91.52'	N85°30'46"E 90.79'
C8	10°13'44"	160.50'	14.36'	28.65'	N78°06'44"E 28.62'
C9	1°22'14"	750.00'	8.97'	17.94'	N82°32'29"E 17.94'
C10	17°30'01"	285.00'	43.87'	87.05'	S27°08'29"E 86.71'
C11	88°08'25"	197.00'	190.71'	303.05'	S15°59'22"E 274.04'
C12	30°10'54"	525.00'	141.57'	276.56'	S75°09'02"E 273.37'
C13	21°31'32"	775.14'	147.34'	291.21'	S79°11'13"E 289.51'
C14	1°34'26"	1145.00'	15.73'	31.45'	S20°47'20"W 31.45'
C15	1°11'07"	875.00'	9.05'	18.10'	N85°49'18"E 18.10'

LOT CURVE TABLE					
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C45	95°30'09"	49.50'	54.50'	82.51'	S47°30'58"W 73.28'
C46	92°45'48"	49.50'	51.95'	80.14'	N46°37'01"W 71.67'
C47	102°03'19"	50.00'	61.81'	89.06'	S86°49'58"W 77.74'

73 RESIDENTIAL LOTS  
4 COMMON AREA LOTS  
46.982 ACRES  
73 TYPE "D" LOTS OF 11,610 SF MIN.  
PD-66; SINGLE FAMILY-ZONING ORDINANCE #14-31  
D20-0041  
REVISED PRELIMINARY PLAT  
STAR TRAIL PHASE NINE

AN ADDITION TO THE TOWN OF PROSPER  
PART OF 269.506 ACRE TRACT OF LAND IN THE  
COLLIN COUNTY SCHOOL LAND #12 SURVEY,  
ABSTRACT NO. 147,  
IN THE  
TOWN OF PROSPER,  
COLLIN COUNTY, TEXAS

MAY 2020 SCALE: ---

OWNER/DEVELOPER  
BLUE STAR ALLEN LAND, L.P.  
8000 WARREN PARKWAY  
BUILDING 1, SUITE 100  
FRISCO, TEXAS 75034  
FAX: 214-387-7781  
CONTACT: SCOTT SHIPP  
PH: 972-543-2412

PLANNER/ENGINEER/SURVEYOR

 **DOWDEY, ANDERSON & ASSOCIATES, INC.**  
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694  
STATE REGISTRATION NUMBER: F-399

CONTACT : GABRIEL NOVAK

OWNER'S CERTIFICATE AND DEDICATION

STATE OF TEXAS §
COUNTY OF COLLIN §

BEING a tract of land situated in the COLLIN COUNTY SCHOOL LAND #12 SURVEY, ABSTRACT NO. 147, Collin County, Texas and being all of the tracts of land conveyed to Blue Star Allen Land, LP, and described as Parcel II and Parcel III, according to the document filed of record in Document Number 2011063000676920, Official Public Records, Collin County, Texas, all of that tract of land conveyed to Blue Star Allen Land, LP, according to the document filed of record in Document Number 20111230001411880, of said Official Public Records, all of the tracts of land conveyed to 183 Land Corporation, Inc., and described as Tract Two and Tract Three, according to the document filed of record in Document Number 97-0005168, of the said Official Public Records, and all of a 10.60 acre tract of land conveyed to Blue Star Allen Land, L.P., according to the document filed of record in Document Number 2019013000090120 of the said Official Public Records, Collin County, Texas, and being more particularly described as follows:

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

THENCE South 89 degrees 37 minutes 07 seconds West, along said road and south line of said Parcel III tract, a distance of 1,332.56 feet to a 1/2 inch iron rod with found for corner;

THENCE South 89 degrees 26 minutes 30 seconds West, continuing with said road and with the south line of the above mentioned Blue Star Allen Land, LP tract, filed in Document Number 2011230001411880, a distance of 1,285.03 feet to a 1/2 inch iron rod found for corner for the southeast corner of said 10.60 acres tract;

THENCE North 89 degrees 56 minutes 59 seconds West, along the south line of said 10.60 acres, a distance of 496.34 feet to fence post for southwest corner of said 10.60 acres tract;

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

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

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

THENCE North 00 degrees 15 minutes 30 seconds East, continuing with said North Legacy Drive and west line of the above mentioned Parcel II, a distance of 506.84 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' set for the northwest corner of said Parcel II, being common with the southwest corner of a tract of land conveyed to Krishmeghana Properties LLC, according to the document filed of record in Document Number 20160711000882420, of said Official Public Records;

THENCE North 89 degrees 51 minutes 58 seconds East, leaving said North Legacy Drive and said west line and with the north line of said Parcel II, being common with the south line of said Krishmeghana Properties LLC tract, a distance of 869.18 to a 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' set for the southeast corner of said The Davidson Family Living Trust tract, being in the west line of the above mentioned Blue Star Allen Land, LP tract, filed in Document Number 20111230001411880;

THENCE North 00 degrees 09 minutes 35 seconds West, with the east line of said Krishmeghana Properties LLC tract, a distance of 1,001.98 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' set in County Road 4, also known as Prosper Trail, being the northwest corner of said Blue Star Allen Land, LP tract;

THENCE With said Prosper Trail and north line of said Blue Star Allen Land, LP tract, the following courses and distances:

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

North 89 degrees 30 minutes 04 seconds East, continuing along said lines, a distance of 1,611.97 feet to a 5/8 inch iron rod found for the northeast corner of said Blue Star Allen Land, LP tract, being common with the northwest corner of the above mentioned Tract Two;

North 89 degrees 41 minutes 25 seconds East, a distance of 1,007.39 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' set for corner;

North 89 degrees 35 minutes 48 seconds East, a distance of 577.98 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' set in the west line of Dallas North Parkway, a variable width right-of-way, said point being at the beginning of a non-tangent curve to the left having a central angle 01 degrees 21 minutes 04 seconds, a radius of 17,388.73 feet and a chord bearing and distance of South 00 degrees 49 minutes 22 seconds East, 410.08 feet;

THENCE With said west line, the following courses and distances:

With said curve to the left, an arc distance of 410.08 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' set for corner;

South 01° 29' 55" East, a distance of 435.05 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' set at the beginning of a curve to the left having a central angle of 02° 17' 26", a radius of 5,744.58 feet and a chord bearing and distance of South 02° 38' 38" East, 229.65 feet;

With said curve to the left, an arc distance of 229.67 feet a 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' set for corner

South 03° 47' 21" East, a distance of 271.31 feet to the beginning of a curve to the right having a central angle of 02° 17' 26", a radius of 5,714.58 feet and a chord bearing and distance of South 02° 38' 38" East, 228.45 feet;

With said curve to the right, an arc distance of 228.47 feet to a 1/2 inch iron rod found;

South 01° 29' 55" East, a distance of 1,034.61 feet to a 1/2 inch iron rod found;

South 01° 25' 33" East, a distance of 1,016.57 feet to a 1/2 inch iron rod found;

South 00° 01' 09" East, a distance of 303.92 feet to 1/2 inch iron rod found in the north line of a tract of land conveyed to Prosper Commercial Joint Venture, according to the document filed of record in Volume 93, Page 21705, Deed Records, Collin County, Texas;

THENCE North 89° 53' 25" West, leaving the above mentioned west line, a distance of 1,147.66 feet to 1/2 inch iron rod found for an interior ell corner of the above mentioned Parcel III, being common with the northwest corner of Lot 2, Block A, RICHTER ADDITION, an Addition to the Town of Prosper, according to the Plat filed of record in Document Number 20070914010003360, of said Official Public Records;

THENCE South 00 degrees 04 minutes 41 seconds West, leaving said common corner and with the west line of said Lot 2, passing at a distance of 96.98 feet a 5/8 inch iron rod with a yellow plastic cap stamped 'HUITT ZOLLARS, and continuing for a total distance of 1,326.36 feet to the POINT OF BEGINNING and containing 618.804 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT BLUE STAR ALLEN LAND, 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 STAR TRAIL PHASE FIVE, an addition to the Town of Prosper, and does hereby dedicate to the public use forever, the streets and alleys shown thereon. BLUE STAR ALLEN LAND, L.P. do herein certify the following:

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

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.

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.

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\_\_\_\_.

BLUE STAR ALLEN LAND, LP, a Texas limited partnership

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

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

Name: \_\_\_\_\_

Title: \_\_\_\_\_

STATE OF TEXAS § COUNTY OF \_\_\_\_\_§

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Notary Public in and for the State of Texas

100 Year Floodplain Easement Restriction:

Construction within the floodplain may not occur until approved by the Town. (A request for construction within the floodplain easement must be accompanied with detailed engineering plans and studies indicating that no flooding will result, that no obstruction to the natural flow of water will result; and subject to all owners or the property affected by such construction becoming a party to the request.) Where construction is approved, all finished floor elevations shall be a minimum of one (1) foot above the 100-year flood elevation as determined by analyzing the ultimate build-out conditions of the entire drainage basin.

Existing creeks, lakes, reservoirs, or drainage channels traversing along or across portions of this addition, will remain as an open channel at all times and will be maintained by the individual owners of the lot or lots that are traversed by the drainage courses along or across said lots. The Town will not be responsible for the maintenance and operation of said drainage ways or for the control of erosion. Each property owner shall keep the natural drainage channels traversing his/her property clean and free of debris, silt, or any substance that would result in unsanitary conditions. The Town shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the property owner to alleviate any undesirable conditions, which may occur. The Town is not obligated to maintain or assistance with maintenance of the area.

The natural drainage channel, as in the case of all natural drainage channels, are subject to storm water overflow and natural bank erosion. The Town shall not be liable for damages of any nature resulting from the occurrence of these natural phenomena, nor resulting from a failure of any structure(s) within the natural drainage channels. The natural drainage channel crossing each lot is shown by the Floodway easement line as shown on the plat. If a Subdivision alters the horizontal or vertical floodplain, a FEMA Floodway map revision may be required

SURVEYORS CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, \_\_\_\_\_ do hereby state 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 \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

"PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED, VIEWED, OR RELIED UPON AS A FINAL SURVEY DOCUMENT" (RELEASE DATE: 00/00/0000)

Registered Professional Land Surveyor No. \_\_\_\_\_

STATE OF TEXAS § COUNTY OF COLLIN §

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

GIVEN under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Notary Public in and for the State of Texas

CERTIFICATE OF APPROVAL

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ by the Planning and Zoning Commission of the Town of Prosper, Texas.

Town Secretary

Development Services Department

Engineering Department

D20-0041
REVISED PRELIMINARY PLAT
STAR TRAIL
1106 RESIDENTIAL LOTS
58 COMMON AREA LOTS
2 NEIGHBORHOOD PARKS
1 COMMUNITY PARK
1 ELEMENTARY SCHOOL SITE
529.304 ACRES

AN ADDITION TO THE TOWN OF PROSPER
A 618.804 ACRE TRACT OF LAND OUT OF THE
COLLIN CO. SCHOOL LAND NO. 12 SURVEY
ABSTRACT NO. 147
IN THE
TOWN OF PROSPER
COLLIN COUNTY, TEXAS
MAY 2020 SCALE: ---

OWNER/DEVELOPER
BLUE STAR ALLEN LAND, LP.
8000 WARREN PARKWAY
BUILDING 1, SUITE 100
FRISCO, TEXAS 75248
PH: 972-543-2412
FAX: 214-387-7781
CONTACT: SCOTT SHIPP
PLANNER/ENGINEER/SURVEYOR

DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399
CONTACT : GABRIEL NOVAK

DOCUMENT NUMBER: \_\_\_\_\_



## PLANNING

**To:** Planning & Zoning Commission **Item No. 3e**  
**From:** Pamela Clark, Planning/GIS Analyst  
**Through:** Alex Glushko, AICP, Planning Manager  
**Re:** Planning & Zoning Commission Meeting – May 19, 2020

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**Agenda Item:**

Consider and act upon a Final Plat for Star Trail, Phase 8, for 68 single family residential lots, and one (1) HOA/open space lot, on 32.6± acres, located on the east side of Legacy Drive, north of First Street. The property is zoned Planned Development-66 (PD-66). (D20-0042).

**Description of Agenda Item:**

The Final Plat shows 68 single family residential lots, and one (1) HOA/open space lot. Access is provided from Red Hill Lane. The Final Plat conforms to the PD-66 development standards.

As companion items the Preliminary Plat for Star Trail, Phases 8 & 9 (D20-0041) and a Final Plat for Star Trail, Phase 9 (D20-0043) are on the May 19, 2020 agenda.

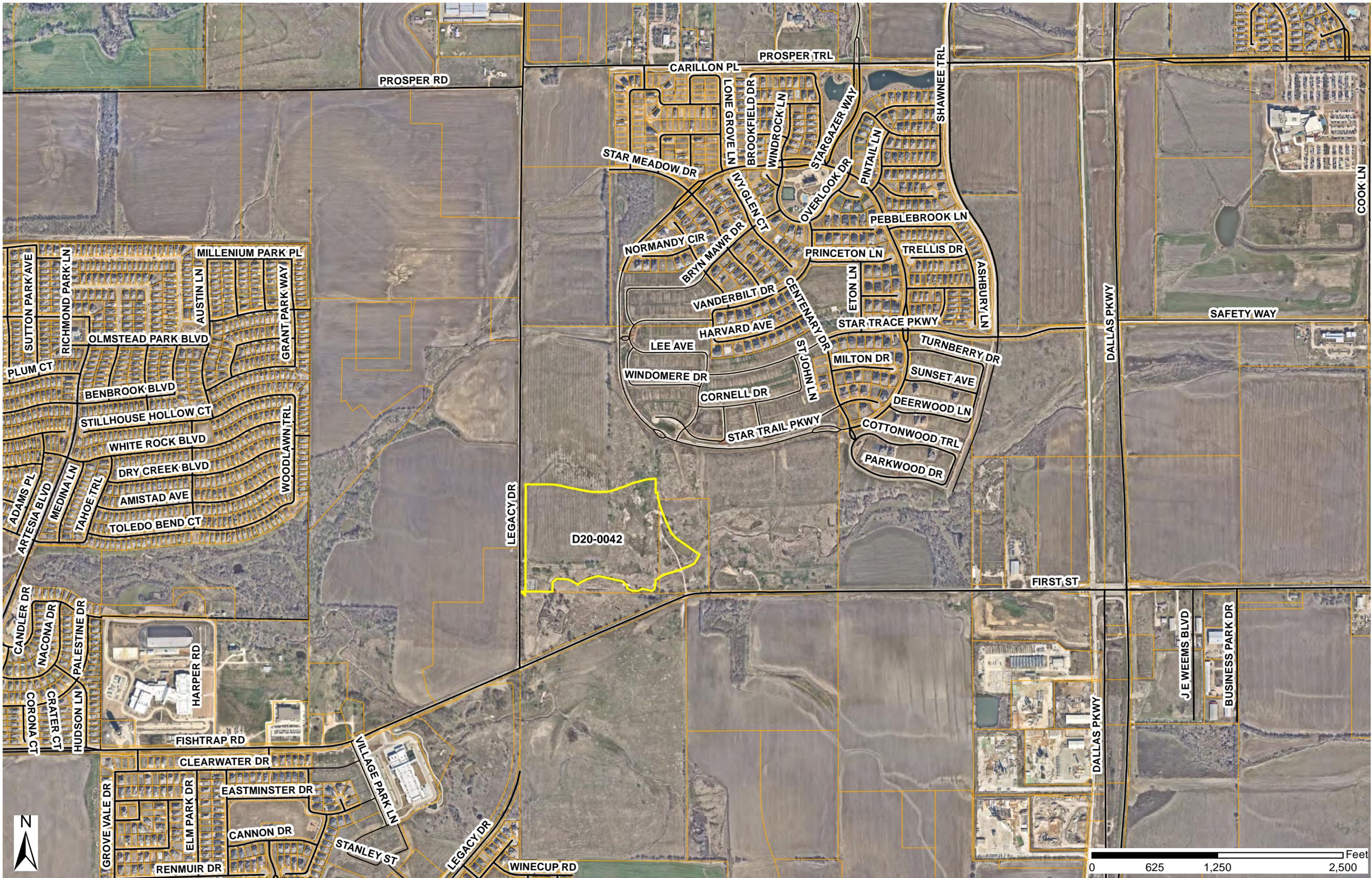
**Attached Documents:**

1. Location Map
2. 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.



PROSPER RD

CARILLON PL

PROSPER TRL

SHAWNEE TRL

COOK LN

STAR MEADOW DR

LONE GROVE LN

BROOKFIELD DR

WINDROCK LN

STARGAZER WAY

OVERLOOK DR

PINTAIL LN

PEBBLEBROOK LN

SUTTON PARK AVE

RICHMOND PARK LN

MILLENNIUM PARK PL

AUSTIN LN

GRANT PARK WAY

PLUM CT

OLMSTEAD PARK BLVD

ADAMS PL

ARTESIA BLVD

MEDINA LN

BENBROOK BLVD

TAHOE TRL

STILLHOUSE HOLLOW CT

WOODLAWN TRL

WHITE ROCK BLVD

DRY CREEK BLVD

AMISTAD AVE

TOLEDO BEND CT

NORMANDY CIR

BRYN MAWR DR

IVY GLEN CT

PRINCETON LN

TRELLIS DR

ASHBURY LN

VANDERBILT DR

CENTENARY DR

ETON LN

STAR TRACE PKWY

LEE AVE

HARVARD AVE

TURNBERRY DR

WINDOMERE DR

CORNELL DR

ST JOHN LN

MILTON DR

SUNSET AVE

STAR TRAIL PKWY

DEERWOOD LN

COTTONWOOD TRL

PARKWOOD DR

SAFETY WAY

DALLAS PKWY

LEGACY DR

D20-0042

FIRST ST

CANDLER DR

NACONA DR

PALESTINE DR

CORONA CT

CRATER CT

HUDSON LN

HARPER RD

FISHTRAP RD

CLEARWATER DR

EASTMINSTER DR

CANNON DR

STANLEY ST

VILLAGE PARK LN

RENMUIR DR

ELM PARK DR

LEGACY DR

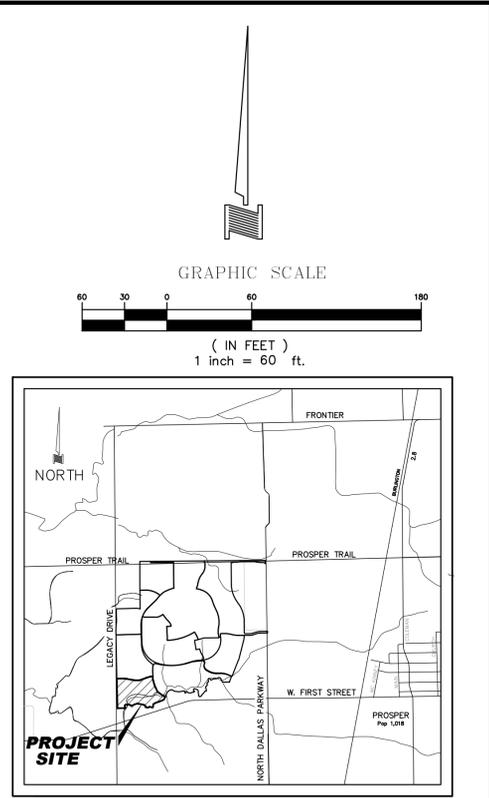
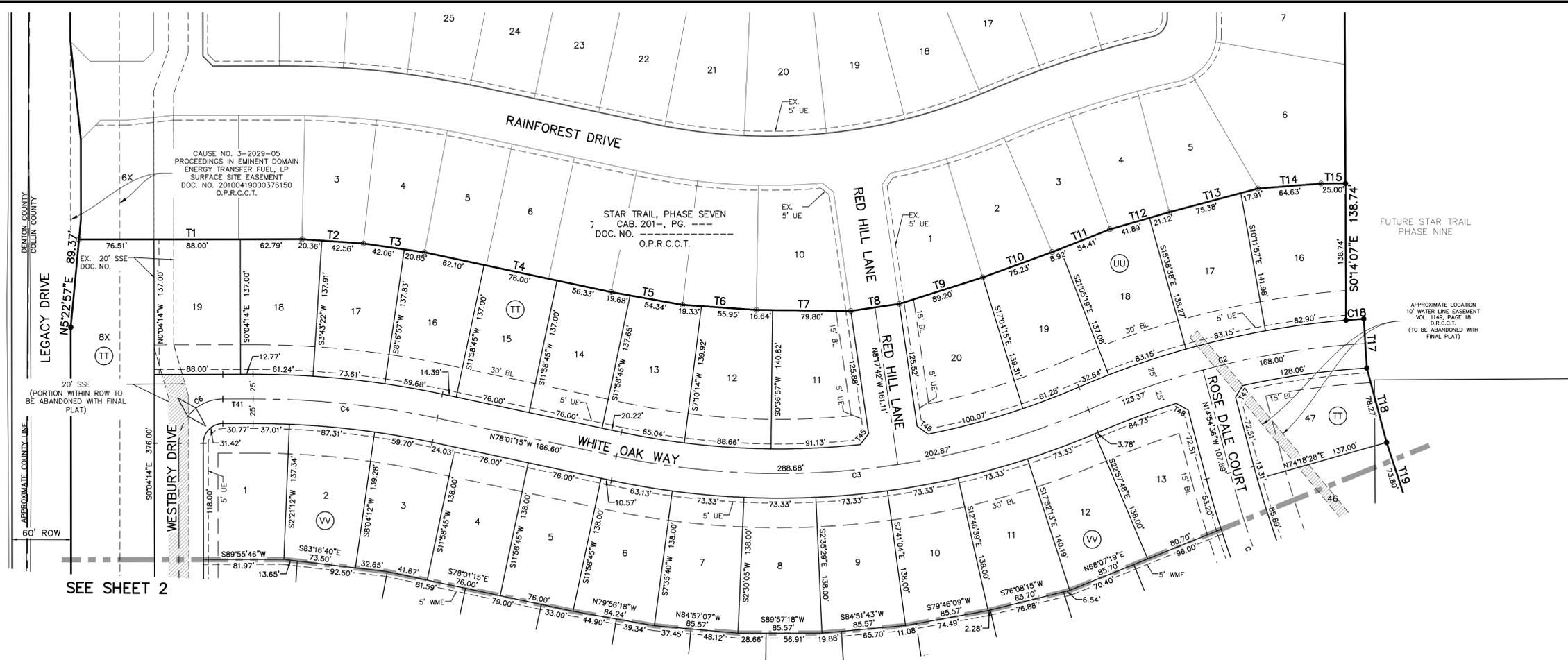
WINECUP RD

DALLAS PKWY

J E WEEMS BLVD

BUSINESS PARK DR





LOT	BLOCK	AREA (SF)	AREA (AC)
11	TT	12518	0.29
12	TT	11342	0.26
13	TT	11011	0.25
14	TT	10418	0.24
15	TT	10412	0.24
16	TT	10788	0.25
17	TT	10924	0.25
18	TT	10901	0.25
19	TT	12056	0.28
20	TT	12890	0.30
21	TT	11055	0.25
22	TT	11225	0.26
23	TT	11268	0.26
24	TT	12317	0.28
25	TT	11965	0.27
26	TT	11268	0.26
27	TT	11268	0.26
28	TT	11012	0.25
29	TT	14658	0.34
30	TT	11288	0.26

LOT	BLOCK	AREA (SF)	AREA (AC)
31	TT	10336	0.24
32	TT	14149	0.32
33	TT	11536	0.26
34	TT	11797	0.27
35	TT	11797	0.27
36	TT	11797	0.27
37	TT	11797	0.27
38	TT	11797	0.27
39	TT	14763	0.34
40	TT	11932	0.27
41	TT	11910	0.27
42	TT	14486	0.33
43	TT	10412	0.24
44	TT	10412	0.24
45	TT	10810	0.25
46	TT	10980	0.25
47	TT	12143	0.28

LOT	BLOCK	AREA (SF)	AREA (AC)
16	UU	13450	0.31
17	UU	12527	0.29
18	UU	12379	0.28
19	UU	12322	0.28
20	UU	13713	0.31

LOT	BLOCK	AREA (SF)	AREA (AC)
1	VV	11619	0.27
2	VV	11166	0.26
3	VV	10925	0.25
4	VV	10488	0.24
5	VV	10488	0.24
6	VV	10850	0.25
7	VV	10912	0.25
8	VV	10912	0.25
9	VV	10912	0.25
10	VV	10912	0.25
11	VV	11006	0.25
12	VV	11006	0.25
13	VV	12202	0.28
14	VV	12826	0.29
15	VV	11305	0.26
16	VV	11332	0.26
17	VV	11411	0.26
18	VV	11408	0.26
19	VV	11406	0.26
20	VV	11405	0.26

LOT	BLOCK	AREA (SF)	AREA (AC)
21	VV	11404	0.26
22	VV	11131	0.26
23	VV	10902	0.25
24	VV	11032	0.25
25	VV	11486	0.26
26	VV	12533	0.29

LINE	BEARING	LENGTH
T1	N89°55'37"E	227.29'
T2	S86°03'48"E	62.92'
T3	S81°48'29"E	62.91'
T4	S78°01'15"E	194.43'
T5	S79°55'27"E	74.02'
T6	S86°03'01"E	75.28'
T7	S89°23'30"E	96.44'
T8	N81°42'18"E	50.00'
T9	N72°29'33"E	89.20'
T10	N70°01'11"E	75.23'
T11	N68°38'07"E	63.33'
T12	N73°54'26"E	63.01'
T13	N75°08'46"E	93.29'
T14	N85°28'12"E	64.63'
T15	N89°45'53"E	25.00'
T17	S3°35'08"E	50.00'
T18	S14°58'02"E	78.27'
T19	S18°12'57"E	73.80'
T20	S23°02'15"E	74.47'
T21	S24°14'28"E	152.00'

LINE	BEARING	LENGTH
T22	S30°24'39"W	98.37'
T23	S61°20'49"W	63.24'
T24	S72°17'17"W	159.49'
T25	S56°50'03"W	83.77'
T26	S7°53'44"W	91.62'
T27	S55°33'53"W	31.44'
T28	N77°59'12"W	100.86'
T29	S58°46'23"W	45.40'
T30	N89°20'57"W	56.01'
T31	N66°38'28"W	56.16'
T32	N8°40'39"W	37.97'
T33	S74°07'31"W	111.97'
T34	S64°01'45"W	79.20'
T35	S48°40'51"W	34.56'
T36	N57°12'47"W	43.70'
T37	N84°58'58"W	121.30'
T53	S01°6'46"E	95.41'

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C18	1°11'07"	875.00'	9.05'	18.10'	N85°49'18"E 18.10'

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C2	19°38'25"	850.00'	147.13'	291.37'	S76°35'39"W 289.94'
C3	35°12'17"	800.00'	253.81'	491.55'	S84°22'36"W 483.86'
C4	12°02'59"	900.00'	94.99'	189.27'	N84°02'45"W 188.93'
C5	90°00'00"	45.00'	45.00'	70.69'	N45°04'14"W 63.64'
C6	90°00'00"	45.00'	45.00'	70.69'	N44°55'46"E 63.64'
C7	9°19'52"	1000.00'	81.61'	162.86'	N19°34'32"W 162.86'
C8	36°13'13"	1126.00'	368.25'	711.81'	S83°52'08"W 700.02'
C9	12°02'59"	574.00'	60.58'	120.72'	N84°02'45"W 120.49'
C10	10°26'50"	300.00'	27.43'	54.70'	N05°09'11"E 54.63'
C11	91°08'27"	45.00'	45.90'	71.58'	S45°29'59"W 64.27'
C12	10°54'32"	375.00'	35.81'	71.40'	N83°28'31"W 71.29'
C13	10°34'40"	296.67'	27.46'	54.77'	N83°18'35"W 54.69'

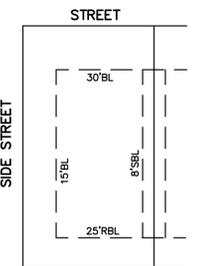
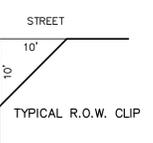
LOT	BLOCK	AREA (SF)	AREA (AC)
8X	TT	417416	9.58

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C14	26°47'04"	50.00'	54.77'	231.07'	S40°55'55"E 73.85'
C15	300°00'00"	50.00'	28.87'	261.80'	N65°45'32"E 50.00'
C16	87°43'20"	49.50'	47.57'	75.79'	N43°47'26"E 68.60'

**NOTES**

- DEVELOPER TO INSTALL ALL SIDEWALKS ALONG R.O.W. FRONTAGE OF HOA LOTS.
- ALL DEVELOPMENT WILL COMPLY WITH ALL ZONING AND SUBDIVISION ORDINANCE REQUIREMENTS.
- COMMON AREA LOTS SHALL BE DEDICATED AS LANDSCAPING, TRAILS, AND PEDESTRIAN ACCESS EASEMENTS TO BE OWNED AND MAINTAINED BY THE HOA.
- SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF TOWN ORDINANCE AND STATE LAW AND IS SUBJECT TO A FINE AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
- BASIS OF BEARINGS DERIVED FROM THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD83, TEXAS NORTH CENTRAL ZONE, (4202).
- ALL LOT CORNERS SHALL BE MONUMENTED WITH A 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "DAA", UNLESS OTHERWISE NOTED.
- "X" CUTS SET IN CONCRETE STREET PAVING AT ALL INTERSECTIONS AND POINTS OF CURVATURE.
- ALL FENCING ADJACENT TO PARKS AND COMMON AREA/OPEN SPACE LOTS SHALL BE ORNAMENTAL METAL.
- 4.935 ACRES (214,969 SF) OF STREET RIGHT-OF-WAY IS BEING DEDICATED TO THE TOWN OF PROSPER.
- LANDSCAPE EASEMENTS SHALL REMAIN EXCLUSIVE OF ALL OTHER TYPES OF EASEMENTS UNLESS APPROVED BY TOWN COUNCIL.
- THIS PLAT IS SUBJECT TO ADDITIONAL ZONING STANDARDS OUTLINED IN ORDINANCE 15-55.
- LOTS IN THIS PHASE ARE SUBJECT TO IMPACT FEE ORDINANCE 17-14.
- EXISTING 100-YR FULLY DEVELOPED FLOODPLAIN PER STUDY BY DAA DATED APRIL 2020.

- BL = BUILDING LINE
- SBL = SIDE BUILDING LINE
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- <CM> = CONTROL MONUMENT
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- ⊙ = 1/2" IRON ROD SET W/YELLOW PLASTIC CAP STAMPED "DAA"
- ◇ = DENOTES STREET NAME CHANGE
- ▼ = DENOTES FRONT OF LOT
- \* = KEY LOT



TYPICAL LOT DETAIL FOR 76' TYPE "C" LOTS

DOCUMENT NUMBER: \_\_\_\_\_

BENCHMARKS:  
 SQUARE WITH "X" CUT ON SOUTHEAST CORNER OF INLET ON THE EAST SIDE OF HALLMARK COURT, APPROXIMATELY 75' NORTH OF CENTERLINE OF VANDERBILT DRIVE.  
 ELEVATION=628.88'  
 "X" CUT ON SOUTHEAST CORNER OF INLET ON THE EASTERLY SIDE OF STAR TRAIL PARKWAY, ADJACENT TO THE NORMANDY CIRCLE CUL-DE-SAC.  
 ELEVATION=627.92'

**DOWDEY, ANDERSON & ASSOCIATES, INC.**  
 5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694  
 STATE REGISTRATION NUMBER: F-399

BENCHMARKS:

SQUARE WITH "X" CUT ON SOUTHEAST CORNER OF INLET ON THE EAST SIDE OF HALLMARK COURT, APPROXIMATELY 75' NORTH OF CENTERLINE OF VANDERBILT DRIVE.

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"X" CUT ON SOUTHEASTERLY CORNER OF INLET ON THE EASTERLY SIDE OF STAR TRAIL PARKWAY, ADJACENT TO THE NORMANDY CIRCLE CUL-DE-SAC.

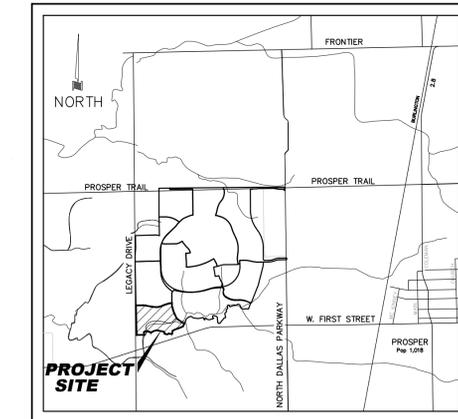
ELEVATION=627.92'



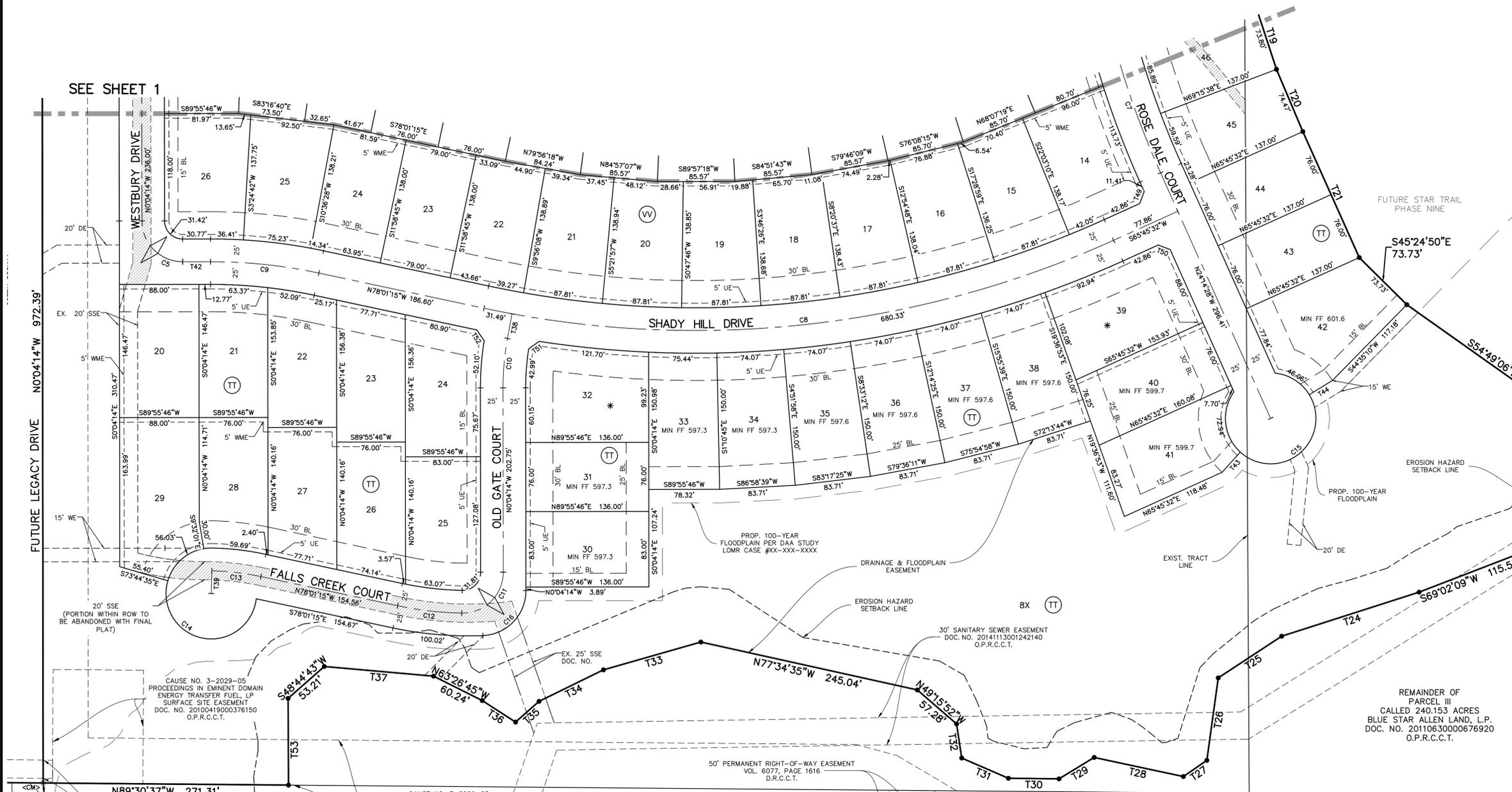
GRAPHIC SCALE



( IN FEET )  
1 inch = 60 ft.



LOCATION MAP  
NOT TO SCALE



68 RESIDENTIAL LOTS  
1 COMMON AREA LOTS  
32,609 ACRES  
68 TYPE "C" LOTS OF 10,260 SF MIN.  
PD-66; SINGLE FAMILY-ZONING ORDINANCE #14-31  
D20-0042  
FINAL PLAT  
STAR TRAIL PHASE EIGHT  
AN ADDITION TO THE TOWN OF PROSPER  
PART OF 269.506 ACRE TRACT OF LAND IN THE  
COLLIN COUNTY SCHOOL LAND #12 SURVEY,  
ABSTRACT NO. 147,  
IN THE  
TOWN OF PROSPER,  
COLLIN COUNTY, TEXAS  
MAY, 2020 SCALE: 1"=60'

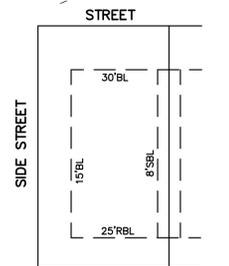
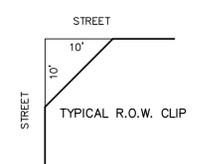
OWNER/DEVELOPER  
BLUE STAR ALLEN LAND, L.P.  
8000 WARREN PARKWAY  
BUILDING 1, SUITE 100  
FRISCO, TEXAS 75034  
FAX: 214-387-7781  
CONTACT: SCOTT SHIPP  
PH: 972-543-2412  
PLANNER/ENGINEER/SURVEYOR

**DOWDEY, ANDERSON & ASSOCIATES, INC.**  
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694  
STATE REGISTRATION NUMBER: F-399

NOTES

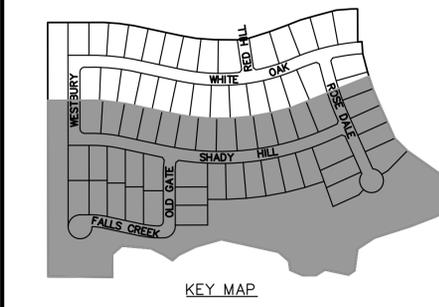
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TYPICAL LOT DETAIL FOR 76' TYPE "C" LOTS

DOCUMENT NUMBER:



KEY MAP

BEING a tract of land situated in the COLLIN COUNTY SCHOOL LAND #12 SURVEY, ABSTRACT NO. 147, Collin County, Texas and being part of that tract of land conveyed in deed to Blue Star Allen Land, L.P., according to the document of record filed in Document Number 2011230001411880, Official Public Records, Collin County, Texas, and being part of that tract of land conveyed in deed to Blue Star Allen Land, L.P., according to the document of record filed in Document Number 20190130000090120, Official Public Records, Collin County, Texas and being more particularly described as follows:

BEGINNING at a 1/2" iron rod set in the common south line of said Blue Star Allen Land, L.P., tract recorded in Document Number 2011230001411880 and the north line of that tract of land described as Parcel I, as conveyed in deed to Blue Star Allen Land, L.P. according to the document of record filed in Document Number 20110630000676920, Official Public Records, Collin County, Texas, from which a 1/2" iron rod found for the common southeast corner of that land described as Parcel IV, as conveyed in deed to Blue Star Allen Land, L.P. according to the document of record filed in Document Number 2011-60030, Official Records, Denton County, Texas and the northeast corner of that tract of land convey in deed to Quorum Legacy Partners, L.P. according to the document of record filed in Document Number 2007-91811, Official Records, Denton County, Texas, bears N 06° 20' 23" W, 432.68 feet;

THENCE Over and across said Blue Star Allen Land, L.P. tract recorded in Document Number 2011230001411880 and said Blue Star Allen Land, LP tract recorded in Document Number 20190130000090120, the following courses and distances:

N 00° 04' 14" W, a distance of 972.39 feet to a 1/2" iron rod set;

N 05° 22' 57" E, a distance of 89.38 feet to a 1/2" iron rod set;

N 89° 55' 46" E, a distance of 227.29 feet to a 1/2" iron rod set;

S 86° 03' 48" E, a distance of 62.92 feet to a 1/2" iron rod set;

S 81° 48' 29" E, a distance of 62.91 feet to a 1/2" iron rod set;

S 78° 01' 15" E, a distance of 194.43 feet to a 1/2" iron rod set;

S 79° 55' 27" E, a distance of 74.02 feet to a 1/2" iron rod set;

S 86° 03' 01" E, a distance of 75.28 feet to a 1/2" iron rod set;

S 89° 23' 30" E, a distance of 96.44 feet to a 1/2" iron rod set;

N 81° 42' 18" E, a distance of 50.00 feet to a 1/2" iron rod set;

N 72° 29' 33" E, a distance of 89.20 feet to a 1/2" iron rod set;

N 70° 01' 11" E, a distance of 75.23 feet to a 1/2" iron rod set;

N 68° 38' 07" E, a distance of 63.33 feet to a 1/2" iron rod set;

N 73° 54' 26" E, a distance of 63.01 feet to a 1/2" iron rod set;

N 75° 08' 46" E, a distance of 93.29 feet to a 1/2" iron rod set;

N 85° 28' 12" E, a distance of 64.63 feet to a 1/2" iron rod set;

N 89° 45' 53" E, a distance of 25.00 feet to a 1/2" iron rod set;

S 00° 14' 07" E, a distance of 138.74 feet to a 1/2" iron rod set at the beginning of a curve to the right, having a central angle of 01° 11' 07", a radius of 875.00 feet and a chord bearing and distance of N 85° 49' 18" E, 18.10 feet;

With said curve to the right, an arc distance of 18.10 feet to a 1/2" iron rod set;

S 03° 35' 08" E, a distance of 50.00 feet to a 1/2" iron rod set, from which a 1/2" iron rod found for the common interior ell corner of said Blue Star Land, L.P. tract recorded in Document Number 20110630000676920 and the northwest corner of said Blue Star Allen Land, LP tract recorded in Document Number 20190130000090120, bears S 32° 45' 30" E, 14.30 feet;

S 14° 58' 02" E, a distance of 78.27 feet to a 1/2" iron rod set;

S 18° 12' 57" E, a distance of 73.80 feet to a 1/2" iron rod set;

S 23° 02' 15" E, a distance of 74.47 feet to a 1/2" iron rod set;

S 24° 14' 28" E, a distance of 152.00 feet to a 1/2" iron rod set;

S 45° 24' 50" E, a distance of 73.73 feet to a 1/2" iron rod set;

S 54° 49' 06" E, a distance of 277.45 feet to a 1/2" iron rod set;

S 30° 24' 39" W, a distance of 98.37 feet to a 1/2" iron rod set;

S 61° 20' 49" W, a distance of 63.24 feet to a 1/2" iron rod set;

S 69° 02' 09" W, a distance of 115.53 feet to a 1/2" iron rod set;

S 72° 17' 17" W, a distance of 159.49 feet to a 1/2" iron rod set;

S 56° 50' 03" W, a distance of 83.77 feet to a 1/2" iron rod set;

S 07° 53' 44" W, a distance of 91.62 feet to a 1/2" iron rod set;

S 55° 33' 53" W, a distance of 31.44 feet to a 1/2" iron rod set;

N 77° 59' 12" W, a distance of 100.86 feet to a 1/2" iron rod set;

S 58° 46' 23" W, a distance of 45.40 feet to a 1/2" iron rod set;

N 89° 20' 57" W, a distance of 56.01 feet to a 1/2" iron rod set;

N 66° 38' 28" W, a distance of 56.16 feet to a 1/2" iron rod set;

N 08° 40' 39" W, a distance of 37.97 feet to a 1/2" iron rod set;

N 49° 15' 52" W, a distance of 57.28 feet to a 1/2" iron rod set;

N 77° 34' 35" W, a distance of 245.04 feet to a 1/2" iron rod set;

S 74° 07' 31" W, a distance of 111.97 feet to a 1/2" iron rod set;

S 64° 01' 45" W, a distance of 79.20 feet to a 1/2" iron rod set;

S 48° 40' 51" W, a distance of 34.56 feet to a 1/2" iron rod set;

N 57° 12' 47" W, a distance of 43.70 feet to a 1/2" iron rod set;

N 63° 26' 45" W, a distance of 60.24 feet to a 1/2" iron rod set;

N 84° 58' 58" W, a distance of 121.30 feet to a 1/2" iron rod set;

S 48° 44' 43" W, a distance of 53.21 feet to a 1/2" iron rod set;

S 00° 16' 46" E, a distance of 95.41 feet to a 1/2" iron rod set in the common south line of said Blue Star Allen Land, L.P. tract recorded in Document Number 2011230001411880, and the north line of the above mentioned Parcel I;

THENCE N 89° 30' 37" W, with said common line, a distance of 271.31 feet to the POINT OF BEGINNING, and containing 32.609 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT BLUE STAR ALLEN LAND, L.P. acting herein by and through its duly authorized officers, does hereby certify and adapt this plat designating the herein above described property as STAR TRAIL PHASE SEVEN, an addition to the Town of Prosper, and does hereby dedicate to the public use forever, the streets and alleys shown thereon. BLUE STAR ALLEN LAND, L.P. do herein certify the following:

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

#### 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.

#### 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.

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\_\_\_\_.

BLUE STAR ALLEN LAND, LP,  
a Texas limited partnership

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

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

Name: \_\_\_\_\_

Title: \_\_\_\_\_

STATE OF TEXAS §  
COUNTY OF \_\_\_\_\_§

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

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

#### 100 Year Floodplain Easement Restriction:

Construction within the floodplain may not occur until approved by the Town. (A request for construction within the floodplain easement must be accompanied with detailed engineering plans and studies indicating that no flooding will result, that no obstruction to the natural flow of water will result; and subject to all owners or the property affected by such construction becoming a party to the request.) Where construction is approved, all finished floor elevations shall be a minimum of one (1) foot above the 100-year flood elevation as determined by analyzing the ultimate build-out conditions of the entire drainage basin.

Existing creeks, lakes, reservoirs, or drainage channels traversing along or across portions of this addition, will remain as an open channel at all times and will be maintained by the individual owners of the lot or lots that are traversed by the drainage courses along or across said lots. The Town will not be responsible for the maintenance and operation of said drainage ways or for the control of erosion. Each property owner shall keep the natural drainage channels traversing his/her property clean and free of debris, silt, or any substance that would result in unsanitary conditions. The Town shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the property owner to alleviate any undesirable conditions, which may occur. The Town is not obligated to maintain or assistance with maintenance of the area.

The natural drainage channel, as in the case of all natural drainage channels, are subject to storm water overflow and natural bank erosion. The Town shall not be liable for damages of any nature resulting from the occurrence of these natural phenomena, nor resulting from a failure of any structure(s) within the natural drainage channels. The natural drainage channel crossing each lot is shown by the Floodway easement line as shown on the plat. If a Subdivision alters the horizontal or vertical floodplain, a FEMA Floodway map revision may be required.

#### SURVEYORS CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, \_\_\_\_\_, do hereby state 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 property placed under my personal supervision, in accordance with the Subdivision Regulations of the Town of Prosper, Texas.

Dated this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

**"PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED, VIEWED, OR RELIED UPON AS A FINAL SURVEY DOCUMENT" (RELEASE DATE: 01/20/2020)**

Registered Professional Land Surveyor No. \_\_\_\_\_

STATE OF TEXAS §  
COUNTY OF COLLIN §

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

GIVEN under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

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

#### CERTIFICATE OF APPROVAL

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ by the Planning and Zoning Commission of the Town of Prosper, Texas.

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

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

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

68 RESIDENTIAL LOTS  
1 COMMON AREA LOTS  
32.609 ACRES  
68 TYPE "c" LOTS OF 10,260 SF MIN.  
PD-66; SINGLE FAMILY-ZONING ORDINANCE #14-31  
D20-0042

## FINAL PLAT STAR TRAIL PHASE EIGHT

AN ADDITION TO THE TOWN OF PROSPER  
PART OF 269.506 ACRE TRACT OF LAND IN THE  
COLLIN COUNTY SCHOOL LAND #12 SURVEY,  
ABSTRACT NO. 147,  
IN THE  
TOWN OF PROSPER,  
COLLIN COUNTY, TEXAS

MAY, 2020 SCALE: 1"=60'

OWNER/DEVELOPER  
BLUE STAR ALLEN LAND, L.P.  
8000 WARREN PARKWAY  
BUILDING 1, SUITE 100  
FRISCO, TEXAS 75034  
FAX: 214-387-7781  
CONTACT: SCOTT SHIPP  
PH: 972-543-2412

PLANNER/ENGINEER/SURVEYOR



**DOWDEY, ANDERSON & ASSOCIATES, INC.**  
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694  
STATE REGISTRATION NUMBER: F-399



## PLANNING

**To:** Planning & Zoning Commission

**Item No. 3f**

**From:** Pamela Clark, Planning/GIS Analyst

**Through:** Alex Glushko, AICP, Planning Manager

**Re:** Planning & Zoning Commission Meeting – May 19, 2020

---

**Agenda Item:**

Consider and act upon a Final Plat for Star Trail, Phase 9, for 73 single family residential lots, and four (4) HOA/open space lots, on 47.0± acres, located east of Legacy Drive, north of First Street. The property is zoned Planned Development-66 (PD-66). (D20-0043).

**Description of Agenda Item:**

The Final Plat shows 73 single family residential lots, and four (4) HOA/open space lots. Access is provided from Star Trail Parkway. The Final Plat conforms to the PD-66 development standards.

As companion items the Preliminary Plat for Star Trail, Phases 8 & 9 (D20-0041) and a Final Plat for Star Trail, Phase 8 (D20-0042) are on the May 19, 2020 agenda.

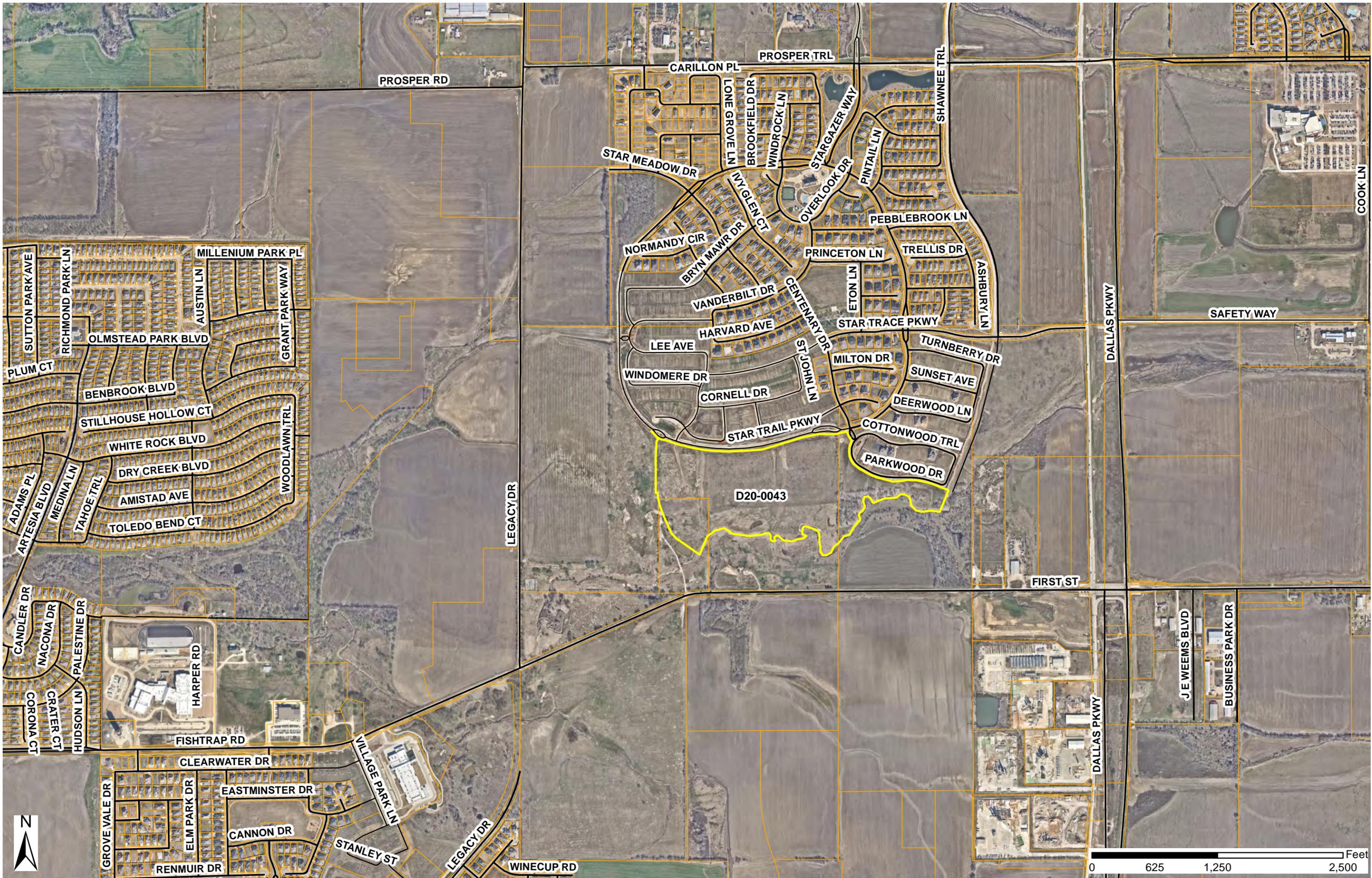
**Attached Documents:**

1. Location Map
2. 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.



PROSPER RD

CARILLON PL

PROSPER TRL

SHAWNEE TRL

COOK LN

STAR MEADOW DR

LONE GROVE LN

BROOKFIELD DR

WINDROCK LN

STARGAZER WAY

OVERLOOK DR

PINTAIL LN

PEBBLEBROOK LN

SUTTON PARK AVE

RICHMOND PARK LN

MILLENNIUM PARK PL

AUSTIN LN

GRANT PARK WAY

PLUM CT

OLMSTEAD PARK BLVD

NORMANDY CIR

BRYN MAWR DR

PRINCETON LN

TRELLIS DR

ASHBURY LN

SAFETY WAY

DALLAS PKWY

ADAMS PL

ARTESIA BLVD

MEDINA LN

STILLHOUSE HOLLOW CT

WHITE ROCK BLVD

WOODLAWN TRL

DRY CREEK BLVD

AMISTAD AVE

TOLEDO BEND CT

LEE AVE

HARVARD AVE

ETON LN

STAR TRACE PKWY

TURNBERRY DR

WINDOMERE DR

CORNELL DR

CENTENARY DR

MILTON DR

SUNSET AVE

DEERWOOD LN

STAR TRAIL PKWY

COTTONWOOD TRL

PARKWOOD DR

D20-0043

LEGACY DR

FIRST ST

CANDLER DR

NACONA DR

PALESTINE DR

CORONA CT

CRATER CT

HUDSON LN

HARPER RD

FISHTRAP RD

VILLAGE PARK LN

CLEARWATER DR

EASTMINSTER DR

CANNON DR

STANLEY ST

LEGACY DR

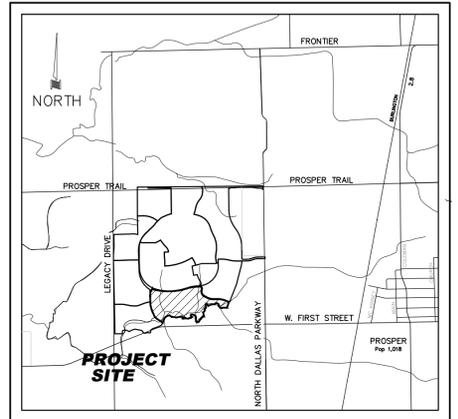
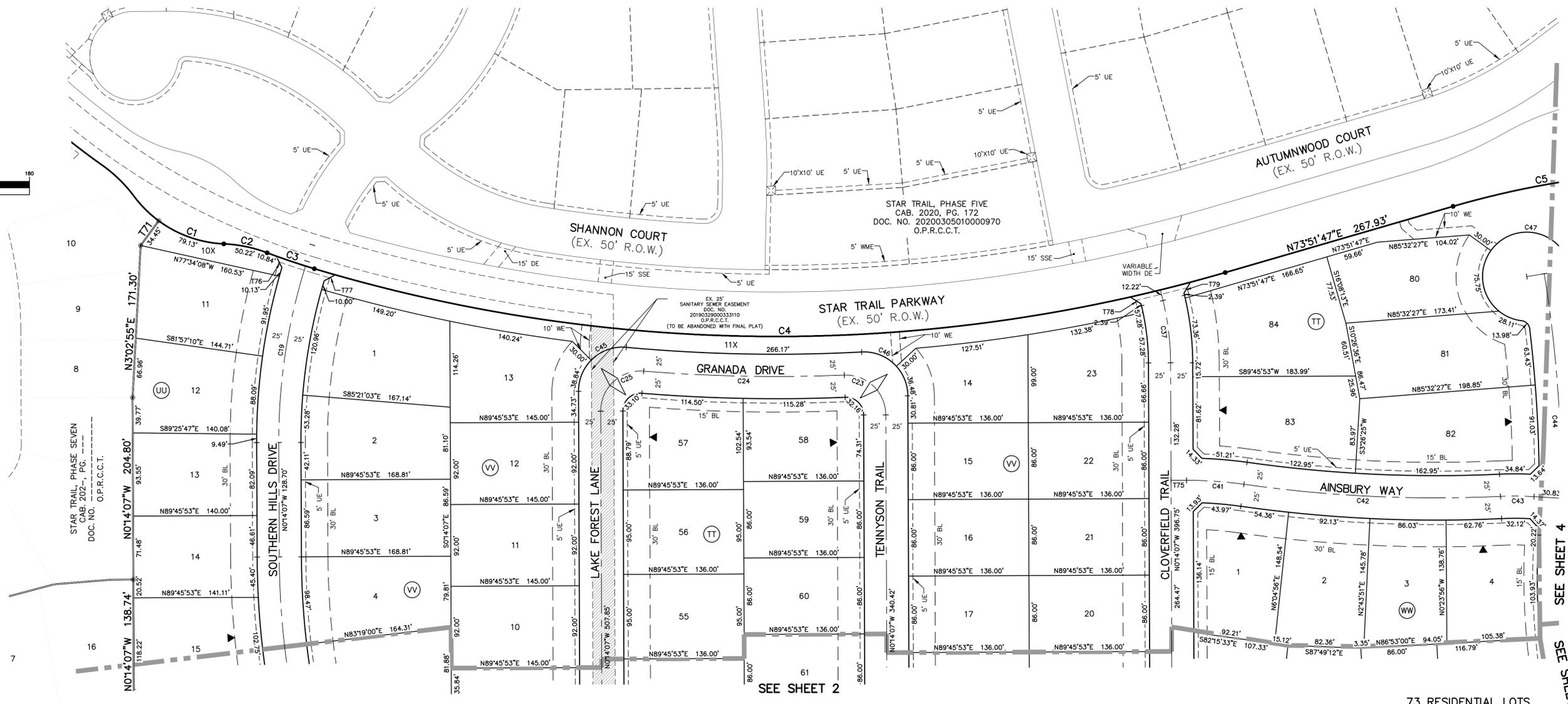
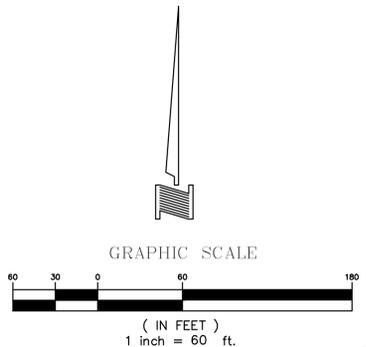
WINECUP RD

DALLAS PKWY

J E WEEMS BLVD

BUSINESS PARK DR





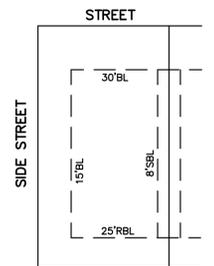
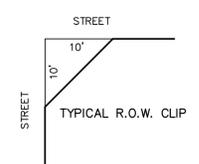
LOCATION MAP NOT TO SCALE

**BENCHMARKS:**  
 SQUARE WITH "X" CUT ON SOUTHEAST CORNER OF INLET ON THE EAST SIDE OF HALLMARK COURT, APPROXIMATELY 75' NORTH OF CENTERLINE OF VANDERBILT DRIVE.  
 ELEVATION=628.88'  
 "X" CUT ON SOUTHEASTERLY CORNER OF INLET ON THE EASTERLY SIDE OF STAR TRAIL PARKWAY, ADJACENT TO THE NORMANDY CIRCLE CUL-DE-SAC.  
 ELEVATION=627.92'

**NOTES**

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TYPICAL LOT DETAIL FOR 86' TYPE "D" LOTS

DOCUMENT NUMBER: \_\_\_\_\_

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 4 COMMON AREA LOTS  
 46.982 ACRES  
 73 TYPE "D" LOTS OF 11,610 SF MIN.  
 PD-66; SINGLE FAMILY-ZONING ORDINANCE #14-31  
 D20-0043

**FINAL PLAT  
 STAR TRAIL PHASE NINE**

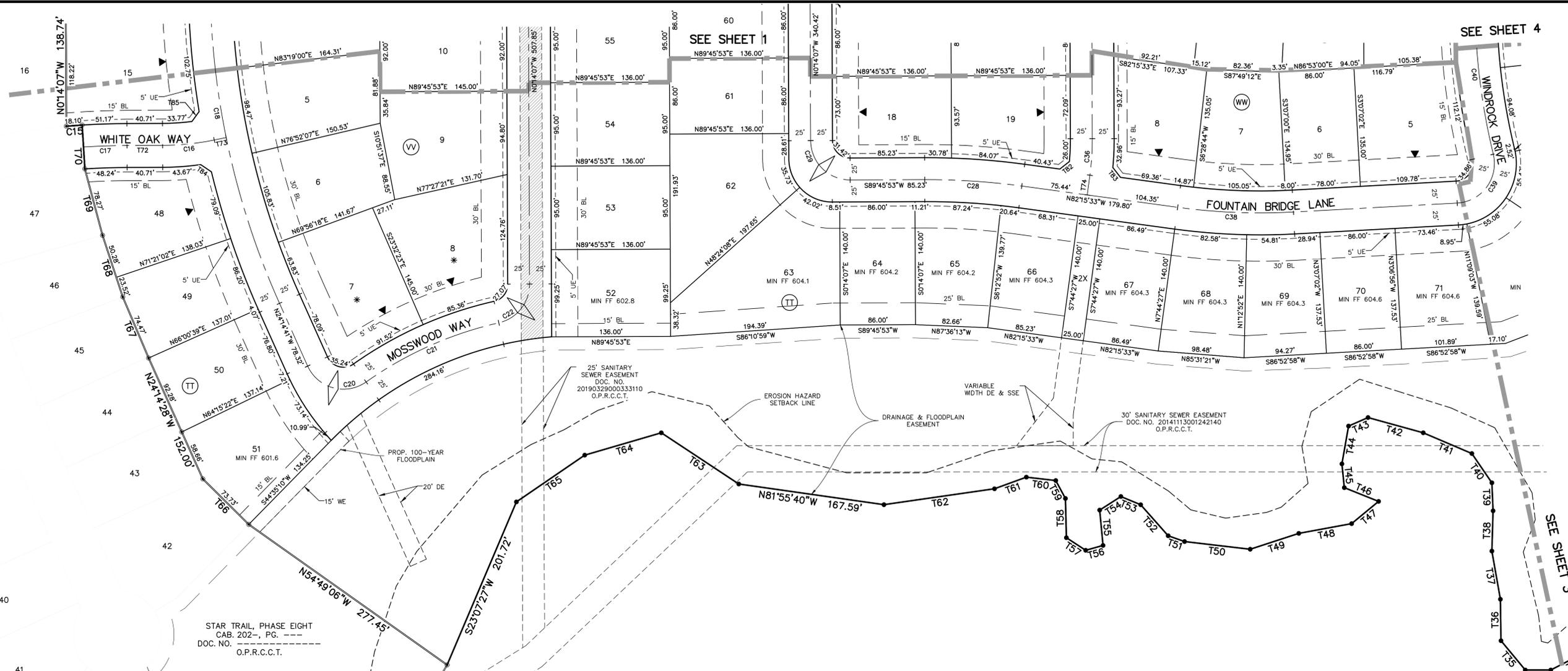
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**BLUE STAR ALLEN LAND, L.P.**  
 8000 WARREN PARKWAY  
 BUILDING 1, SUITE 100  
 FRISCO, TEXAS 75034  
 FAX: 214-387-7781  
 CONTACT: SCOTT SHIPP  
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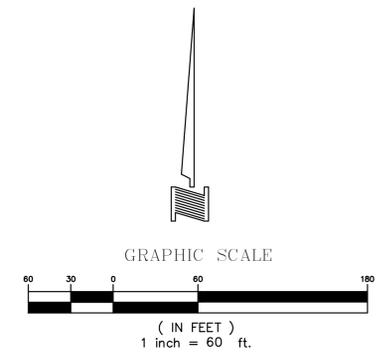
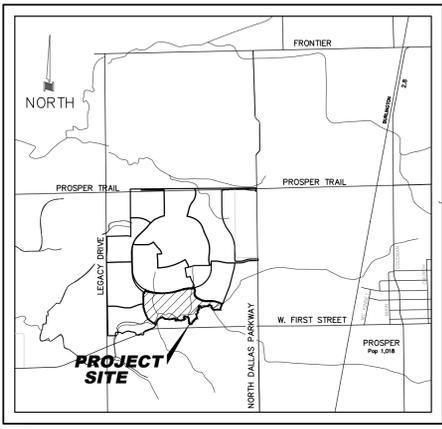
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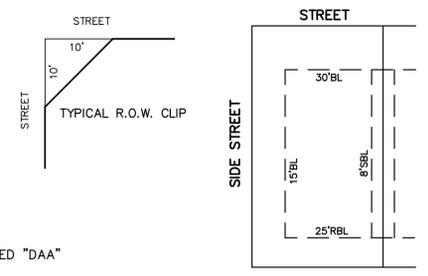
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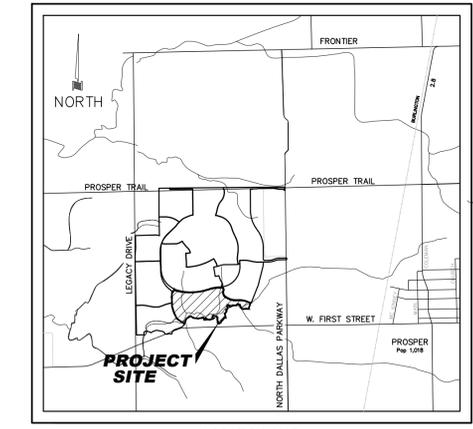
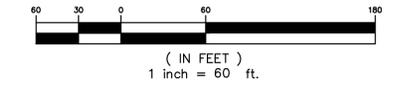
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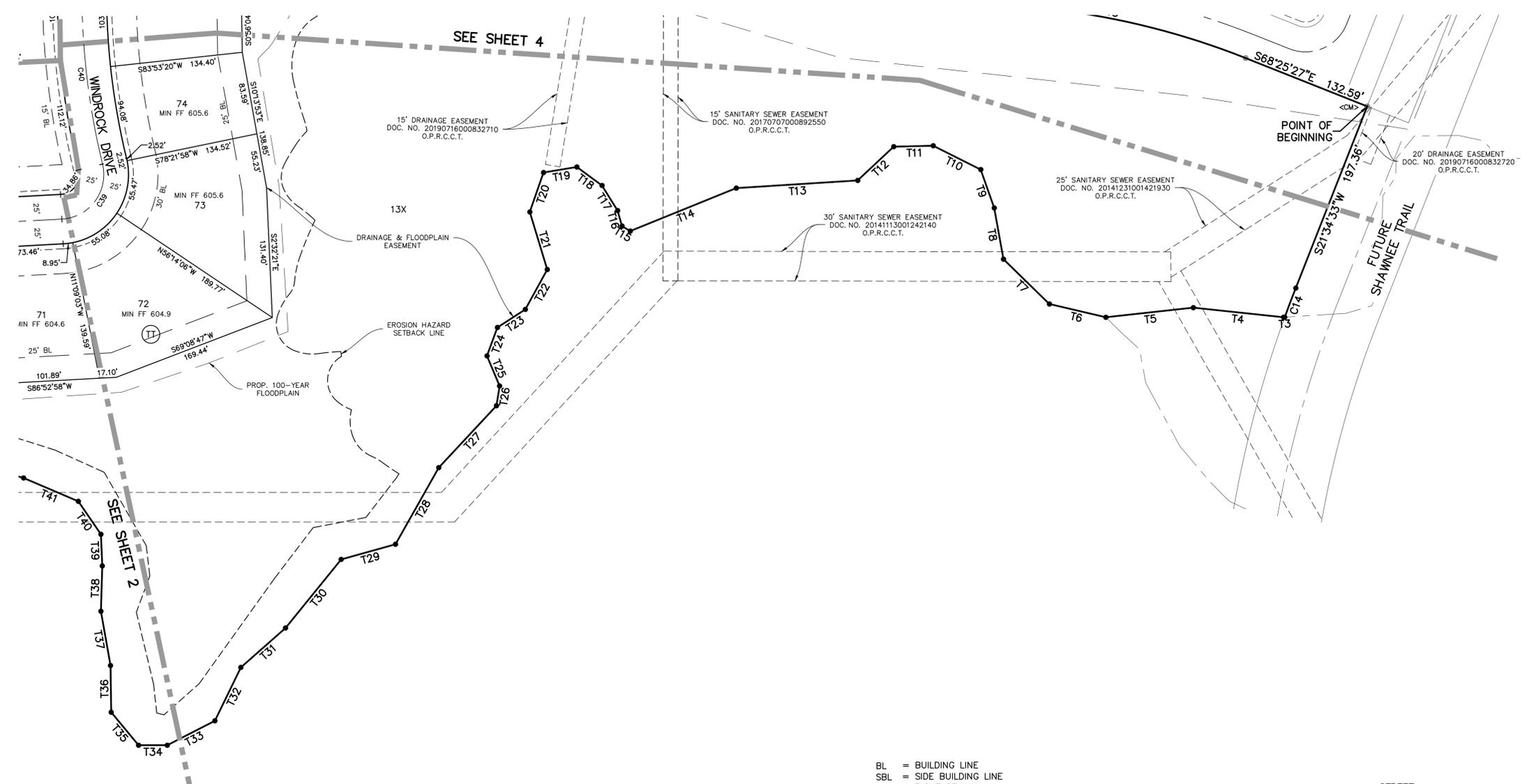
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GRAPHIC SCALE



LOCATION MAP NOT TO SCALE



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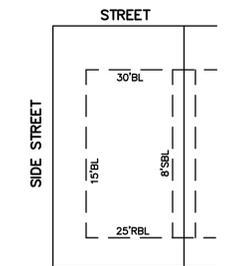
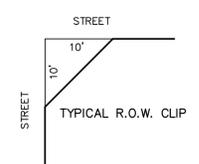
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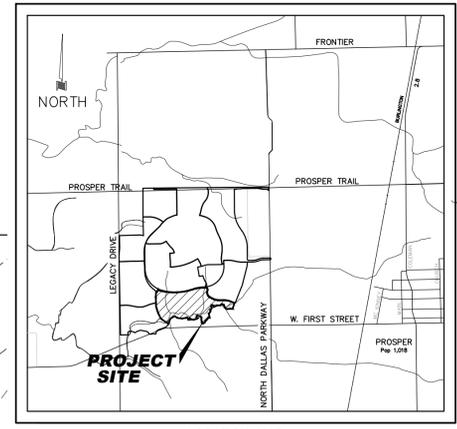
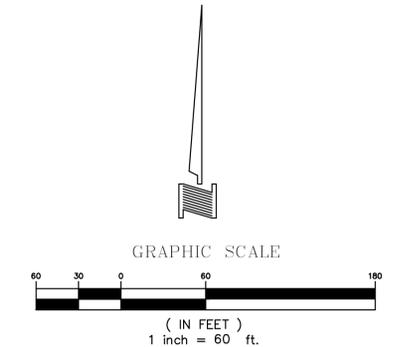
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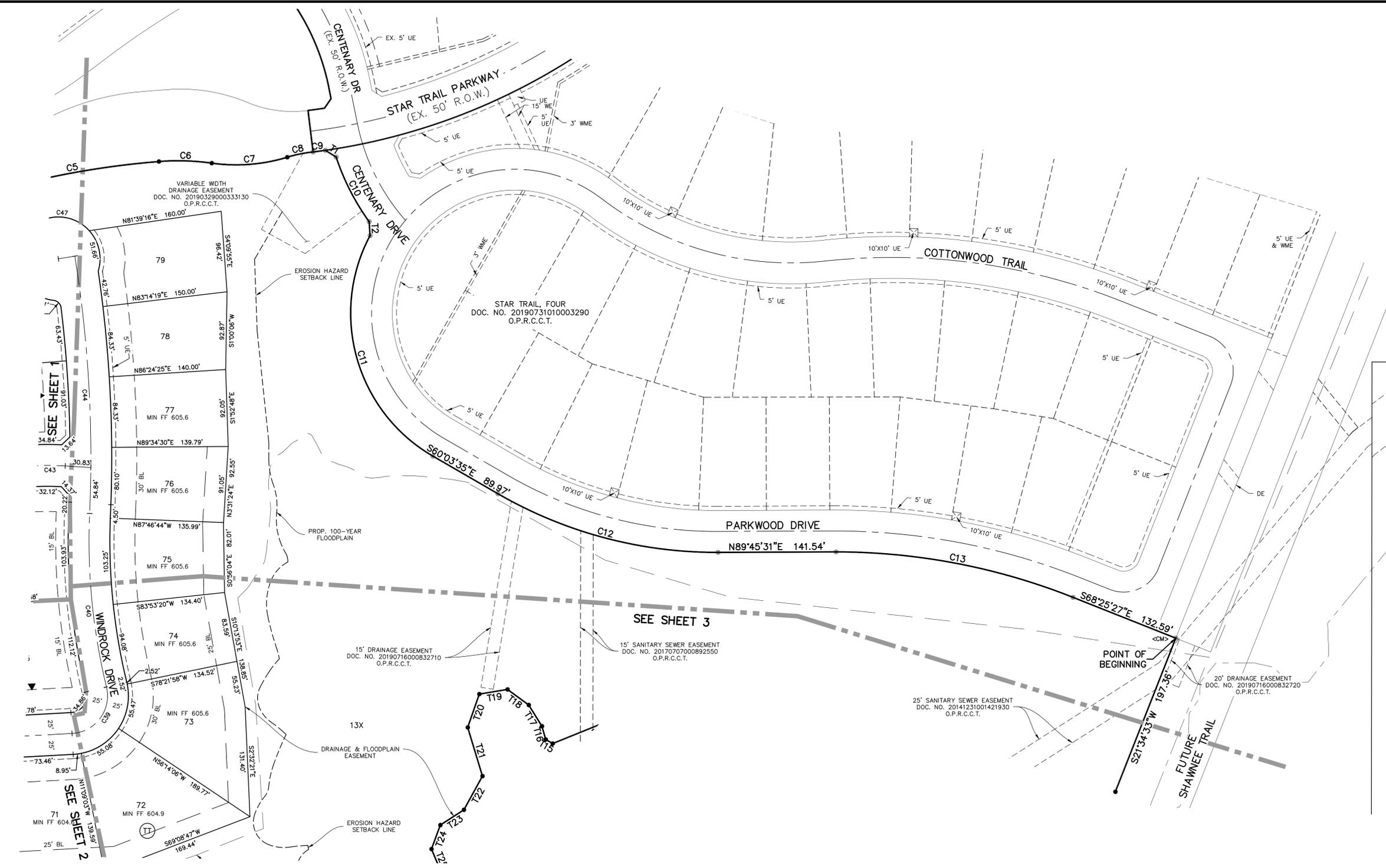
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PLANNER/ENGINEER/SURVEYOR

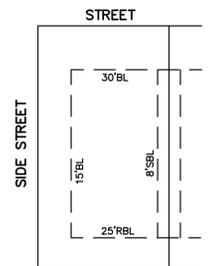
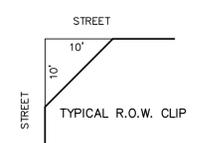
**DOWDEY, ANDERSON & ASSOCIATES, INC.**  
 5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694  
 STATE REGISTRATION NUMBER: F-399



**NOTES**

- DEVELOPER TO INSTALL ALL SIDEWALKS ALONG R.O.W. FRONTAGE OF HOA LOTS.
- ALL DEVELOPMENT WILL COMPLY WITH ALL ZONING AND SUBDIVISION ORDINANCE REQUIREMENTS.
- COMMON AREA LOTS SHALL BE DEDICATED AS LANDSCAPING, TRAILS, AND PEDESTRIAN ACCESS EASEMENTS TO BE OWNED AND MAINTAINED BY THE HOA.
- SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF TOWN ORDINANCE AND STATE LAW AND IS SUBJECT TO A FINE AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
- BASIS OF BEARINGS DERIVED FROM THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD83, TEXAS NORTH CENTRAL ZONE, (4202).
- ALL LOT CORNERS SHALL BE MONUMENTED WITH A 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "DAA", UNLESS OTHERWISE NOTED.
- "X" CUTS SET IN CONCRETE STREET PAVING AT ALL INTERSECTIONS AND POINTS OF CURVATURE.
- ALL FENCING ADJACENT TO PARKS AND COMMON AREA/OPEN SPACE LOTS SHALL BE ORNAMENTAL METAL.
- 5.661 ACRES (246,593 SF) OF STREET RIGHT-OF-WAY IS BEING DEDICATED BY FEE SIMPLE TO THE TOWN OF PROSPER. LANDSCAPE EASEMENTS SHALL REMAIN EXCLUSIVE OF ALL OTHER TYPES OF EASEMENTS UNLESS APPROVED BY TOWN COUNCIL.
- THIS PLAT IS SUBJECT TO ADDITIONAL ZONING STANDARDS OUTLINED IN ORDINANCE 15-55.
- LOTS IN THIS PHASE ARE SUBJECT TO IMPACT FEE ORDINANCE 17-14.
- EXISTING 100-YR FULLY DEVELOPED FLOODPLAIN PER STUDY BY DAA DATED APRIL 2020.

- BL = BUILDING LINE
- SBL = SIDE BUILDING LINE
- R.O.W. = RIGHT OF WAY
- AUDE = ACCESS, UTILITY AND DRAINAGE EASEMENT
- SSE = SANITARY SEWER EASEMENT
- WE = WATER EASEMENT
- DE = DRAINAGE EASEMENT
- SWE = SIDEWALK EASEMENT
- HOA = HOME OWNERS ASSOCIATION
- IRF = IRON ROD FOUND
- UE = UTILITY EASEMENT
- WME = WALL & WALL MAINTENANCE EASEMENT
- 10'x10' = 10'x10' UTILITY EASEMENT
- <CM> = CONTROL MONUMENT
- M.R.C.C.T. = MAP RECORDS, COLLIN COUNTY, TEXAS
- D.R.C.C.T. = DEED RECORDS, COLLIN COUNTY, TEXAS
- O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
- ⊙ = 1/2" IRON ROD FOUND W/YELLOW PLASTIC CAP STAMPED "DAA" UNLESS OTHERWISE NOTED
- = 1/2" IRON ROD SET W/YELLOW PLASTIC CAP STAMPED "DAA"
- ◇ = DENOTES STREET NAME CHANGE
- ▼ = DENOTES FRONT OF LOT
- \* = KEY LOT



TYPICAL LOT DETAIL FOR 86' TYPE "D" LOTS

DOCUMENT NUMBER: \_\_\_\_\_

BENCHMARKS:  
 SQUARE WITH "X" CUT ON SOUTHEAST CORNER OF INLET ON THE EAST SIDE OF HALLMARK COURT, APPROXIMATELY 75' NORTH OF CENTERLINE OF VANDERBILT DRIVE.  
 ELEVATION=628.88'  
 "X" CUT ON SOUTHEASTERLY CORNER OF INLET ON THE EASTERLY SIDE OF STAR TRAIL PARKWAY, ADJACENT TO THE NORMANDY CIRCLE CUL-DE-SAC.  
 ELEVATION=627.92'

LOT AREA TABLE			
LOT	BLOCK	AREA (SF)	AREA (AC)
48	TT	14873	0.34
49	TT	12735	0.29
50	TT	12355	0.28
51	TT	14914	0.34
52	TT	13498	0.31
53	TT	12920	0.30
54	TT	12920	0.30
55	TT	12920	0.30
56	TT	12920	0.30
57	TT	14282	0.33
58	TT	12628	0.29
59	TT	11696	0.27
60	TT	11696	0.27
61	TT	11696	0.27
62	TT	18155	0.42
63	TT	21334	0.49
64	TT	12040	0.28
65	TT	12742	0.29
66	TT	12191	0.28
67	TT	12108	0.28

LOT AREA TABLE			
LOT	BLOCK	AREA (SF)	AREA (AC)
68	TT	12586	0.29
69	TT	12287	0.28
70	TT	11828	0.27
71	TT	12680	0.29
72	TT	17790	0.41
73	TT	17459	0.40
74	TT	12196	0.28
75	TT	12710	0.29
76	TT	12068	0.28
77	TT	12299	0.28
78	TT	12768	0.29
79	TT	14271	0.33
80	TT	14623	0.34
81	TT	17106	0.39
82	TT	18948	0.43
83	TT	18635	0.43
84	TT	19682	0.45

LOT AREA TABLE			
LOT	BLOCK	AREA (SF)	AREA (AC)
1	VV	17128	0.39
2	VV	14867	0.34
3	VV	14617	0.34
4	VV	14900	0.34
5	VV	14171	0.33
6	VV	14251	0.33
7	VV	17567	0.40
8	VV	18155	0.42
9	VV	15300	0.35
10	VV	13340	0.31
11	VV	13340	0.31
12	VV	13340	0.31
13	VV	14910	0.34
14	VV	12466	0.29
15	VV	11696	0.27
16	VV	11696	0.27
17	VV	11696	0.27
18	VV	12568	0.29
19	VV	13476	0.31
20	VV	11696	0.27

LOT AREA TABLE			
LOT	BLOCK	AREA (SF)	AREA (AC)
21	VV	11696	0.27
22	VV	11696	0.27
23	VV	14988	0.34

LOT AREA TABLE			
LOT	BLOCK	AREA (SF)	AREA (AC)
1	WW	14753	0.34
2	WW	14219	0.33
3	WW	12752	0.29
4	WW	14127	0.32
5	WW	16518	0.38
6	WW	11610	0.27
7	WW	12742	0.29
8	WW	13420	0.31

LOT LINE TABLE		
LINE	BEARING	LENGTH
T76	N26°43'17"W	14.42'
T77	N61°33'23"E	14.28'
T78	N58°17'05"W	14.26'
T79	N30°46'25"E	14.26'
T82	S51°58'54"W	13.95'
T83	N37°54'05"W	14.30'
T84	S56°07'43"E	14.70'
T85	N35°58'57"E	13.97'

LOT AREA TABLE			
LOT	BLOCK	AREA (SF)	AREA (AC)
11	UU	14799	0.34
12	UU	13818	0.32
13	UU	12959	0.30
14	UU	12897	0.30
15	UU	16865	0.39

ROADWAY CURVE TABLE					
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C16	11°21'30"	300.00'	29.83'	59.47'	S84°05'08"W 59.37'
C17	3°21'01"	850.00'	24.86'	49.70'	S88°05'22"W 49.70'
C18	24°00'34"	900.00'	191.38'	377.14'	N12°14'24"W 374.39'
C19	18°15'46"	650.00'	104.48'	207.19'	N08°53'46"E 206.31'
C20	100°35'25"	45.00'	54.19'	79.00'	S74°53'51"E 69.24'
C21	22°31'16"	425.00'	84.62'	167.05'	N66°04'05"E 165.98'
C22	77°33'50"	45.00'	36.16'	60.92'	N38°32'48"E 56.37'
C23	92°07'12"	45.00'	46.70'	72.35'	N46°17'43"W 64.81'
C24	6°56'51"	1870.00'	113.51'	226.75'	N88°52'53"W 226.61'
C25	94°49'39"	45.00'	48.96'	74.48'	S47°10'43"W 66.26'
C28	7°58'33"	800.00'	55.77'	111.37'	N86°14'50"W 111.28'
C29	90°00'00"	45.00'	45.00'	70.69'	N45°14'07"W 63.64'
C36	7°58'33"	300.00'	20.91'	41.76'	N03°45'10"E 41.73'
C37	13°31'13"	300.00'	35.56'	70.79'	N06°59'43"W 70.63'
C38	10°51'28"	700.00'	66.53'	132.65'	N87°41'18"W 132.46'
C39	100°35'10"	45.00'	54.19'	79.00'	S36°35'24"W 69.24'
C40	16°17'15"	735.00'	105.18'	208.94'	N05°33'34"W 208.24'
C41	8°17'41"	450.00'	32.63'	65.15'	N86°05'16"W 65.09'
C42	10°44'29"	1550.00'	145.72'	290.59'	N87°18'40"W 290.16'
C43	6°12'19"	350.00'	18.97'	37.91'	N89°34'45"W 37.89'
C44	11°47'00"	1500.00'	154.79'	308.49'	N03°18'26"W 307.94'

ROADWAY LINE TABLE		
LINE	BEARING	DISTANCE
T72	S89°45'53"W	40.71'
T73	S78°24'23"W	13.91'
T74	N07°44'27"E	22.71'
T75	S89°45'53"W	17.44'

HOA LOT AREA TABLE			
LOT	BLOCK	AREA (SF)	AREA (AC)
10X	UU	3547	0.08
11X	VV	19418	0.45
12X	TT	3500	0.08
13X	TT	751892	17.26

BOUNDARY LINE TABLE		
LINE	BEARING	LENGTH
T1	S57°57'21"E	15.19'
T2	S3°40'51"E	16.73'
T3	S86°25'32"W	1.16'
T4	N83°57'32"W	92.15'
T5	S83°45'04"W	89.28'
T6	N76°47'37"W	58.82'
T7	N45°49'57"W	64.95'
T8	N10°16'29"W	52.58'
T9	N19°26'56"W	41.10'
T10	N63°26'46"W	53.91'
T11	S88°36'13"W	40.09'
T12	S46°58'33"W	49.98'
T13	S86°23'44"W	123.45'
T14	S68°02'05"W	115.96'
T15	N59°02'49"W	9.68'
T16	N16°09'07"W	16.41'
T17	N31°56'01"W	29.82'
T18	N53°49'13"W	31.63'
T19	S80°35'56"W	34.29'
T20	S19°14'44"W	42.19'

BOUNDARY LINE TABLE		
LINE	BEARING	LENGTH
T21	S16°54'32"E	60.78'
T22	S28°55'29"W	46.00'
T23	S57°11'20"W	33.66'
T24	S20°15'19"W	30.55'
T25	S22°52'02"E	33.02'
T26	S9°05'35"W	20.21'
T27	S43°07'33"W	85.68'
T28	S29°32'31"W	88.92'
T29	S74°29'00"W	57.26'
T30	S39°09'53"W	89.30'
T31	S48°43'06"W	60.36'
T32	S26°03'09"W	60.02'
T33	S62°54'38"W	54.21'
T34	N90°00'00"W	29.16'
T35	N39°49'10"W	43.37'
T36	N0°50'35"W	47.19'
T37	N10°03'14"W	55.68'
T38	N1°44'12"E	45.82'
T39	N2°29'27"W	31.95'
T40	N34°31'17"W	40.43'

BOUNDARY LINE TABLE		
LINE	BEARING	LENGTH
T41	N66°59'03"W	60.35'
T42	N74°38'44"W	65.52'
T43	S66°22'50"W	24.25'
T44	S10°03'55"W	43.70'
T45	S5°51'33"E	27.21'
T46	S68°12'28"E	42.18'
T47	S50°38'39"W	39.87'
T48	S79°35'04"W	61.41'
T49	S72°00'14"W	58.40'
T50	N83°21'33"W	75.52'
T51	N70°34'09"W	19.88'
T52	N41°42'11"W	47.25'
T53	N67°29'22"W	24.48'
T54	S57°32'31"W	28.76'
T55	S5°28'49"E	40.43'
T56	S74°29'00"W	20.61'
T57	N56°59'18"W	26.31'
T58	N1°24'56"W	44.66'
T59	N28°24'12"W	23.19'
T60	N83°27'25"W	33.86'

BOUNDARY LINE TABLE		
LINE	BEARING	LENGTH
T61	S70°01'32"W	38.73'
T62	S81°51'08"W	127.72'
T63	N56°39'32"W	106.02'
T64	S73°47'51"W	91.19'
T65	S55°45'07"W	94.47'
T66	N45°24'50"W	73.73'
T67	N23°02'15"W	74.47'
T68	N18°12'57"W	73.80'
T69	N14°58'02"W	78.27'
T70	N33°50'08"W	50.00'
T71	N36°18'01"E	34.45'

BOUNDARY CURVE TABLE					
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C1	33°42'26"	134.50'	40.75'	79.13'	S70°33'12"E 77.99'
C2	17°55'42"	160.50'	25.32'	50.22'	S78°26'34"E 50.02'
C3	3°54'22"	825.00'	28.13'	56.24'	S71°25'54"E 56.23'
C4	32°45'07"	1825.00'	536.30'	1043.22'	S89°45'39"E 1029.08'
C5	11°36'28"	1025.00'	104.19'	207.66'	N79°40'02"E 207.30'
C6	12°33'24"	290.50'	31.96'	63.66'	S88°15'02"E 63.54'
C7	25°01'47"	209.50'	46.50'	91.52'	N85°30'46"E 90.79'
C8	10°13'44"	160.50'	14.36'	28.65'	N78°06'44"E 28.62'
C9	1°22'14"	750.00'	8.97'	17.94'	N82°32'29"E 17.94'
C10	17°30'01"	285.00'	43.87'	87.05'	S27°08'29"E 86.71'
C11	88°08'25"	197.00'	190.71'	303.05'	S15°59'22"E 274.04'
C12	30°10'54"	525.00'	141.57'	276.56'	S75°09'02"E 273.37'
C13	21°31'32"	775.14'	147.34'	291.21'	S79°11'13"E 289.51'
C14	1°34'26"	1145.00'	15.73'	31.45'	S20°47'20"W 31.45'
C15	1°11'07"	875.00'	9.05'	18.10'	N85°49'18"E 18.10'

LOT CURVE TABLE					
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C45	95°30'09"	49.50'	54.50'	82.51'	S47°30'58"W 73.28'
C46	92°45'48"	49.50'	51.95'	80.14'	N46°37'01"W 71.67'
C47	102°03'19"	50.00'	61.81'	89.06'	S86°49'58"W 77.74'

73 RESIDENTIAL LOTS  
4 COMMON AREA LOTS  
46.982 ACRES  
73 TYPE "D" LOTS OF 11,610 SF MIN.  
PD-66; SINGLE FAMILY-ZONING ORDINANCE #14-31  
D20-0043

**FINAL PLAT**  
**STAR TRAIL PHASE NINE**

AN ADDITION TO THE TOWN OF PROSPER  
PART OF 269.506 ACRE TRACT OF LAND IN THE  
COLLIN COUNTY SCHOOL LAND #12 SURVEY,  
ABSTRACT NO. 147,

IN THE  
TOWN OF PROSPER,  
COLLIN COUNTY, TEXAS

MAY 2020 SCALE: 1"=60'

OWNER/DEVELOPER  
**BLUE STAR ALLEN LAND, L.P.**  
8000 WARREN PARKWAY  
BUILDING 1, SUITE 100  
FRISCO, TEXAS 75034  
FAX: 214-387-7781  
CONTACT: SCOTT SHIPP  
PH: 972-543-2412

PLANNER/ENGINEER/SURVEYOR

**DOWDEY, ANDERSON & ASSOCIATES, INC.**  
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694  
STATE REGISTRATION NUMBER: F-399

BEING a tract of land situated in the COLLIN COUNTY SCHOOL LAND #12 SURVEY, ABSTRACT NO. 147, Collin County, Texas and being part of that tract of land described as Parcel III, conveyed in deed to Blue Star Allen Land, L.P., according to the document of record filed in Document Number 20110630000676920, Official Public Records, Collin County, Texas, and being part of that tract of land conveyed in deed to Blue Star Allen Land, L.P., according to the document of record filed in Document Number 2011230001411880, Official Public Records, Collin County, Texas and being part of that tract of land conveyed in deed to Blue Star Allen Land, L.P., according to the document of record filed in Document Number 20190130000090120, Official Public Records, Collin County, Texas and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for the southeast corner of Lot 3X, Block Y, STAR TRAIL PHASE FOUR, an Addition to the Town of Prosper, Collin County, Texas, according to the Plat of record filed in Document Number 20190731010003290, Official Public Records, Collin County, Texas;

THENCE Over and across said Parcel III, said Blue Star Allen Land, LP tract record in Document Number 20190130000090120 and said Blue Star Allen Land, L.P. tract recorded in Document Number 2011230001411880, the following courses and distances:

S 21' 34' 33" W, a distance of 197.36 feet to a 1/2" iron rod set at the beginning of a curve to the left, having a central angle of 01' 34' 26", a radius of 1,145.00 feet and a chord bearing and distance of S 20' 47' 20" W, 31.45 feet;  
With said curve to the left, an arc distance of 31.45 feet to a 1/2" iron rod set;  
S 86' 25' 32" W, a distance of 1.16 feet to a 1/2" iron rod set;  
N 83' 57' 32" W, a distance of 92.15 feet to a 1/2" iron rod set;  
S 83' 45' 04" W, a distance of 89.28 feet to a 1/2" iron rod set;  
N 76' 47' 37" W, a distance of 58.82 feet to a 1/2" iron rod set;  
N 45' 49' 57" W, a distance of 64.95 feet to a 1/2" iron rod set;  
N 10' 16' 29" W, a distance of 52.58 feet to a 1/2" iron rod set;  
N 19' 26' 56" W, a distance of 41.10 feet to a 1/2" iron rod set;  
N 63' 26' 46" W, a distance of 53.91 feet to a 1/2" iron rod set;  
S 88' 36' 13" W, a distance of 40.09 feet to a 1/2" iron rod set;  
S 46' 58' 33" W, a distance of 49.98 feet to a 1/2" iron rod set;  
S 86' 23' 44" W, a distance of 123.45 feet to a 1/2" iron rod set;  
S 68' 02' 05" W, a distance of 115.96 feet to a 1/2" iron rod set;  
N 59' 02' 49" W, a distance of 9.68 feet to a 1/2" iron rod set;  
N 59' 02' 49" W, a distance of 9.68 feet to a 1/2" iron rod set;  
N 16' 09' 07" W, a distance of 16.41 feet to a 1/2" iron rod set;  
N 31' 56' 01" W, a distance of 29.82 feet to a 1/2" iron rod set;  
N 53' 49' 13" W, a distance of 31.63 feet to a 1/2" iron rod set;  
S 80' 35' 56" W, a distance of 34.29 feet to a 1/2" iron rod set;  
S 19' 14' 44" W, a distance of 42.19 feet to a 1/2" iron rod set;  
S 16' 54' 32" E, a distance of 60.78 feet to a 1/2" iron rod set;  
S 28' 55' 29" W, a distance of 46.00 feet to a 1/2" iron rod set;  
S 57' 11' 20" W, a distance of 33.66 feet to a 1/2" iron rod set;  
S 20' 15' 19" W, a distance of 30.55 feet to a 1/2" iron rod set;  
S 22' 52' 02" E, a distance of 33.02 feet to a 1/2" iron rod set;  
S 09' 05' 35" W, a distance of 20.21 feet to a 1/2" iron rod set;  
S 43' 07' 33" W, a distance of 85.68 feet to a 1/2" iron rod set;  
S 29' 32' 31" W, a distance of 88.92 feet to a 1/2" iron rod set;  
S 74' 29' 00" W, a distance of 57.26 feet to a 1/2" iron rod set;  
S 39' 09' 53" W, a distance of 89.30 feet to a 1/2" iron rod set;  
S 48' 43' 06" W, a distance of 60.36 feet to a 1/2" iron rod set;  
S 26' 03' 09" W, a distance of 60.02 feet to a 1/2" iron rod set;  
S 62' 54' 38" W, a distance of 54.21 feet to a 1/2" iron rod set;  
N 90' 00' 00" W, a distance of 29.16 feet to a 1/2" iron rod set;  
N 39' 49' 10" W, a distance of 43.37 feet to a 1/2" iron rod set;  
N 00' 50' 35" W, a distance of 47.19 feet to a 1/2" iron rod set;  
N 10' 03' 14" W, a distance of 55.68 feet to a 1/2" iron rod set;  
N 01' 44' 12" E, a distance of 45.82 feet to a 1/2" iron rod set;  
N 02' 29' 27" W, a distance of 31.95 feet to a 1/2" iron rod set;  
N 34' 31' 17" W, a distance of 40.43 feet to a 1/2" iron rod set;  
N 66' 59' 03" W, a distance of 60.35 feet to a 1/2" iron rod set;  
N 74' 38' 44" W, a distance of 65.52 feet to a 1/2" iron rod set;  
S 66' 22' 50" W, a distance of 24.25 feet to a 1/2" iron rod set;  
S 10' 03' 55" W, a distance of 43.70 feet to a 1/2" iron rod set;  
S 05' 51' 33" E, a distance of 27.21 feet to a 1/2" iron rod set;  
S 68' 12' 28" E, a distance of 42.18 feet to a 1/2" iron rod set;  
S 50' 38' 39" W, a distance of 39.87 feet to a 1/2" iron rod set;  
S 79' 35' 04" W, a distance of 61.41 feet to a 1/2" iron rod set;  
S 72' 00' 14" W, a distance of 58.40 feet to a 1/2" iron rod set;  
N 83' 21' 33" W, a distance of 75.52 feet to a 1/2" iron rod set;  
N 70' 34' 09" W, a distance of 19.88 feet to a 1/2" iron rod set;  
N 41' 42' 11" W, a distance of 47.25 feet to a 1/2" iron rod set;  
N 67' 29' 22" W, a distance of 24.48 feet to a 1/2" iron rod set;  
S 57' 32' 31" W, a distance of 28.76 feet to a 1/2" iron rod set;  
S 05' 28' 49" E, a distance of 40.43 feet to a 1/2" iron rod set;  
S 74' 29' 00" W, a distance of 20.61 feet to a 1/2" iron rod set;  
N 56' 59' 18" W, a distance of 26.31 feet to a 1/2" iron rod set;  
N 01' 24' 56" W, a distance of 44.66 feet to a 1/2" iron rod set;  
N 28' 24' 12" W, a distance of 23.19 feet to a 1/2" iron rod set;  
N 83' 27' 25" W, a distance of 33.86 feet to a 1/2" iron rod set;  
S 70' 01' 32" W, a distance of 38.73 feet to a 1/2" iron rod set;  
S 81' 51' 08" W, a distance of 127.72 feet to a 1/2" iron rod set;  
N 81' 55' 40" W, a distance of 167.59 feet to a 1/2" iron rod set;  
N 56' 39' 32" W, a distance of 106.02 feet to a 1/2" iron rod set;  
S 73' 47' 51" W, a distance of 91.19 feet to a 1/2" iron rod set;  
S 55' 45' 07" W, a distance of 94.47 feet to a 1/2" iron rod set;

100 Year Floodplain Easement Restriction:

Construction within the floodplain may not occur until approved by the Town. (A request for construction within the floodplain easement must be accompanied with detailed engineering plans and studies indicating that no flooding will result, that no obstruction to the natural flow of water will result; and subject to all owners or the property affected by such construction becoming a party to the request.) Where construction is approved, all finished floor elevations shall be a minimum of one (1) foot above the 100-year flood elevation as determined by analyzing the ultimate build-out conditions of the entire drainage basin.

Existing creeks, lakes, reservoirs, or drainage channels traversing along or across portions of this addition, will remain as an open channel at all times and will be maintained by the individual owners of the lot or lots that are traversed by the drainage courses along or across said lots. The Town will not be responsible for the maintenance and operation of said drainage ways or for the control of erosion. Each property owner shall keep the natural drainage channels traversing his/her property clean and free of debris, silt, or any substance that would result in unsanitary conditions. The Town shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the property owner to alleviate any undesirable conditions, which may occur. The Town is not obligated to maintain or assistance with maintenance of the area.

The natural drainage channel, as in the case of all natural drainage channels, are subject to storm water overflow and natural bank erosion. The Town shall not be liable for damages of any nature resulting from the occurrence of these natural phenomena, nor resulting from a failure of any structure(s) within the natural drainage channels. The natural drainage channel crossing each lot is shown by the Floodway easement line as shown on the plat. If a Subdivision alters the horizontal or vertical floodplain, a FEMA Floodway map revision may be required

S 23' 07' 27" W, a distance of 201.72 feet to a 1/2" iron rod set, from which a 1/2" iron rod found in the north line of West 1st/ Street, an existing right-of-way, for the southeast corner of said Blue Star Allen Land, LP tract recorded in Document Number 2019013000009012, bears S 14' 09' 06" E, a distance of 390.16 feet;  
N 54' 49' 06" W, a distance of 277.45 feet to a 1/2" iron rod set;  
N 45' 24' 50" W, a distance of 73.73 feet to a 1/2" iron rod set;  
N 24' 14' 28" W, a distance of 152.00 feet to a 1/2" iron rod set;  
N 23' 02' 15" W, a distance of 74.47 feet to a 1/2" iron rod set;  
N 18' 12' 57" W, a distance of 73.80 feet to a 1/2" iron rod set;  
N 14' 58' 02" W, a distance of 78.27 feet to a 1/2" iron rod set;  
N 03' 35' 08" W, a distance of 50.00 feet to a 1/2" iron rod set at the beginning of a curve to the left, having a central angle of 01' 11' 07", a radius of 875.00 feet and a chord bearing and distance of S 85' 49' 18" W, 18.10 feet;  
With said curve to the left, an arc distance of 18.10 feet to a 1/2" iron rod set;  
N 00' 14' 07" W, a distance of 138.74 feet to a 1/2" iron rod set;  
N 00' 14' 07" W, a distance of 204.80 feet to a 1/2" iron rod set;  
N 03' 02' 55" E, a distance of 171.30 feet to a 1/2" iron rod set;  
N 36' 18' 01" E, a distance of 34.45 feet to a 1/2" iron rod set at the beginning of a curve to the left, having a central angle of 33' 42' 26", a radius of 134.50 feet and a chord bearing and distance of S 70' 33' 12" E, 77.99 feet;  
With said curve to the left, an arc distance of 79.13 feet to a 1/2" iron rod set at the beginning of a reverse curve to the right, having a central angle of 17' 55' 42", a radius of 160.50 feet and a chord bearing and distance of S 78' 26' 34" E, 50.02 feet;  
With said curve to the right, an arc distance of 50.22 feet to a 1/2" iron rod set at the beginning of a reverse curve to the left, having a central angle of 03' 54' 22", a radius of 825.00 feet and a chord bearing and distance of S 71' 25' 54" E, 56.23 feet;  
With said curve to the left, an arc distance of 56.24 feet to a 1/2" iron rod set at the beginning of a compound curve to the left, having a central angle of 32' 45' 07", a radius of 1,825.00 feet and a chord bearing and distance of S 89' 45' 39" E, 1,029.08 feet;  
With said curve to the left, an arc distance of 1,043.22 feet to a 1/2" iron rod set;  
N 73' 51' 47" E for, a distance of 267.93 feet to a 1/2" iron rod set at the beginning of a curve to the right, having a central angle of 11' 36' 28", a radius of 1,025.00 feet and a chord bearing and distance of N 79' 40' 02" E, 207.30 feet;  
With said curve to the right, an arc distance of 207.66 feet to a 1/2" iron rod set at the beginning of a compound curve to the right, having a central angle of 12' 33' 24", a radius of 290.50 feet and a chord bearing and distance of S 88' 15' 02" E, 63.54 feet;  
With said curve to the right, an arc distance of 63.66 feet to a 1/2" iron rod set at the beginning of a reverse curve to the left, having a central angle of 25' 01' 47", a radius of 209.50 feet and a chord bearing and distance of N 85' 30' 46" E, 90.79 feet;  
With said curve to the left, an arc distance of 91.52 feet to a 1/2" iron rod set at the beginning of a reverse curve to the right, having a central angle of 10' 13' 44", a radius of 160.50 feet and a chord bearing and distance of N 78' 06' 44" E, 28.62 feet;  
With said curve to the right, an arc distance of 28.65 feet to a 1/2" iron rod set at the beginning of a reverse curve to the left, having a central angle of 01' 22' 14", a radius of 750.00 feet and a chord bearing and distance of N 82' 32' 29" E, 17.94 feet;  
With said curve to the left, an arc distance of 17.94 feet to a 1/2" iron rod found in the south line of Star Trail Parkway a 50 foot right-of way, of STAR TRAIL PHASE TWO, an Addition to the Town of Prosper, Collin County, Texas according to the Plat filed of record in Document Number 20190502010002050, Official Public Record, Collin County, Texas, for the north end of a corner clip;  
THENCE S 57' 57' 21" E, with said corner clip, a distance of 15.19 feet to a 1/2" iron rod found in the west line of Centenary Drive, a 70 foot right-of-way of the above mentioned STAR TRAIL PHASE FOUR Addition for the south end of said corner clip, said being at the beginning of a curve to the left, having a central angle of 17' 30' 01", a radius of 285.00 feet and a chord bearing and distance of S 27' 08' 29" E, 86.71 feet;  
THENCE With the west and south lines of said STAR TRAIL PHASE FOUR, the following courses and distances:  
With said curve to the left, an arc distance of 87.05 feet to a 1/2" iron rod found;  
S 03' 40' 51" E, a distance of 16.73 feet to a 1/2" iron rod found at the beginning of a curve to the left, having a central angle of 88' 08' 25", a radius of 197.00 feet and a chord bearing and distance of S 15' 59' 22" E, 274.04 feet;  
With said curve to the left, an arc distance of 303.05 feet to a 1/2" iron rod found;  
S 60' 03' 35" E for, a distance of 89.97 feet to a 1/2" iron rod found at the beginning of a curve to the left, having a central angle of 30' 10' 54", a radius of 525.00 feet and a chord bearing and distance of S 75' 09' 02" E, 273.37 feet;  
With said curve to the right, an arc distance of 276.56 feet to a 1/2" iron rod found;  
N 89' 45' 31" E, a distance of 141.54 feet to a 1/2" iron rod found at the beginning of a curve to the right, having a central angle of 21' 31' 32", a radius of 775.14 feet and a chord bearing and distance of S 79' 11' 13" E, 289.51 feet;  
With said curve to the right, an arc distance of 291.21 feet to a 1/2" iron rod found;  
S 68' 25' 27" E, a distance of 132.59 feet to the POINT OF BEGINNING, and 46.982 acres of land, more or less

SURVEYORS CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, \_\_\_\_\_, do hereby state 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 \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

"PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED, VIEWED, OR RELIED UPON AS A FINAL SURVEY DOCUMENT" (RELEASE DATE: 01/20/2020)

Registered Professional Land Surveyor No. \_\_\_\_\_

STATE OF TEXAS §  
COUNTY OF COLLIN §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

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

CERTIFICATE OF APPROVAL

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_ by the Planning and Zoning Commission of the Town of Prosper, Texas.

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

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

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

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT BLUE STAR ALLEN LAND, 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 STAR TRAIL PHASE SEVEN, an addition to the Town of Prosper, and does hereby dedicate to the public use forever, the streets and alleys shown thereon. BLUE STAR ALLEN LAND, L.P. do herein certify the following:

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

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.

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.

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

WITNESS, my hand, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

BLUE STAR ALLEN LAND, LP,
a Texas limited partnership

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

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

Name: \_\_\_\_\_

Title: \_\_\_\_\_

STATE OF TEXAS §
COUNTY OF \_\_\_\_\_ §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

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

73 RESIDENTIAL LOTS
4 COMMON AREA LOTS
46.982 ACRES
73 TYPE "D" LOTS OF 11,610 SF MIN.
PD-66; SINGLE FAMILY-ZONING ORDINANCE #14-31
D20-0043
FINAL PLAT

STAR TRAIL PHASE NINE
AN ADDITION TO THE TOWN OF PROSPER
PART OF 269.506 ACRE TRACT OF LAND IN THE
COLLIN COUNTY SCHOOL LAND #12 SURVEY,
ABSTRACT NO. 147,
IN THE
TOWN OF PROSPER,
COLLIN COUNTY, TEXAS
MAY 2020 SCALE: 1"=60'

OWNER/DEVELOPER
BLUE STAR ALLEN LAND, L.P.
8000 WARREN PARKWAY
BUILDING 1, SUITE 100
FRISCO, TEXAS 75034
FAX: 214-387-7781
CONTACT: SCOTT SHIPP
PH: 972-543-2412
PLANNER/ENGINEER/SURVEYOR

DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399

Y:\1101811018-09PF.dwg, 5/13/2020 5:01:09 PM, Imoss, Dowdey, Anderson & Associates, Inc., TDM



*Prosper is a place where everyone matters.*

## RESULTS

### Agenda Prosper Town Council Meeting Tuesday, May 12, 2020 5:45 PM

#### Notice Regarding Public Participation

Governor Greg Abbott has granted a temporary suspension of certain rules to allow for telephone or videoconference public meetings in an effort to reduce in-person meetings that assemble large groups of people, due to the COVID-19 public health emergency.

Individuals may access the Prosper Town Council meeting videoconference, or telephone conference call.

**Join the Zoom Meeting** by clicking on the following link:

<https://us02web.zoom.us/j/87189889684>

Enter Meeting ID: 87189889684

To request to speak, click on “Participants” at the bottom of the screen, and click “Raise Hand.” The meeting moderator will acknowledge your request and allow you to speak.

**To join the meeting by phone, dial (346) 248-7799**

Enter Meeting ID: 87189889684

To request to speak, enter \*9, and \*6 to mute/unmute yourself. The meeting moderator will acknowledge your request and allow you to speak.

**If you encounter any problems joining or participating in the meeting, please call our help line at 972-569-1191 for assistance.**

Pursuant to Section 551.007 of the Texas Government Code, individuals wishing to address the Council for items listed as public hearings will be recognized when the public hearing is opened. For individuals wishing to speak on a non-public hearing item, they may either address the Council during the Citizen Comments portion of the meeting or when the item is considered by the Town Council.

#### Call to Order/ Roll Call.

#### Invocation, Pledge of Allegiance and Pledge to the Texas Flag.

#### Announcements of recent and upcoming events.

#### **CONSENT AGENDA: All Consent Agenda Items Approved, 7-0**

Items placed on the Consent Agenda are considered routine in nature and non-controversial. The Consent Agenda can be acted upon in one motion. Items may be removed from the Consent Agenda by the request of Council Members or staff. Zoning-related Public Hearing items on the Consent Agenda have received a unanimous recommendation for approval by the Planning & Zoning Commission, and no written opposition was received prior to the posting of this agenda.

## RESULTS

Those wishing to speak on a Public Hearing item on the Consent Agenda should click on "Participants" at the bottom of the screen, and click "Raise Hand." The meeting moderator will acknowledge your request and allow you to speak.

1. Consider and act upon the minutes from the April 28, 2020, Town Council meeting. **(ML)**
2. Consider and act upon authorizing the Town Manager to execute an Interlocal Cooperation Agreement between Collin County and the Town of Prosper related to the Coronavirus Aid, Relief, and Economic Security (CARES) Act. **(HJ)**
3. Consider and act upon a resolution of the Town of Prosper, Texas, authorizing the Town Attorney to bring a condemnation action for the purpose of obtaining approximately 0.0155 acres of real property for right-of-way, situated generally in the Spencer Graham Survey, Abstract No. 359, in the Town of Prosper, Collin County, Texas and being part of a called 15.75-acre tract of land as recorded in Volume 1804, Page 100 of the Deed Records of Collin County, Texas (D.R.C.C.T.), Town of Prosper, Collin County, Texas, necessary for the construction of the Prosper Trail Improvements, Coit Road to Custer Road Project and for other public purposes permitted by law. **(PA)**
4. Consider and act upon a resolution of the Town of Prosper, Texas, authorizing the Town Attorney to bring a condemnation action for the purpose of obtaining approximately 0.0938 acres of real property for right-of-way and 0.0416 acres of real property for grading easement, situated generally in the Larkin McCarty Survey, Abstract No. 600, in the Town of Prosper, Collin County, Texas and being part of Lot 1 of Preston Country Estates as recorded in Volume F, Page 595 of the Plat Records of Collin County, Texas (P.R.C.C.T.) and as recorded in Instrument Number 92-0054135 of the Deed Records of Collin County, Texas (D.R.C.C.T.), Town of Prosper, Collin County, Texas, necessary for the construction of the Prosper Trail Improvements, Coit Road to Custer Road Project and for other public purposes permitted by law. **(PA)**
5. Consider and act upon a resolution of the Town of Prosper, Texas, authorizing the Town Attorney to bring a condemnation action for the purpose of obtaining approximately 0.0767 acres of real property for grading easement, situated generally in the Larkin McCarty Survey, Abstract No. 600, in the Town of Prosper, Collin County, Texas and being part of Lot 6 of Preston Country Estates as recorded in Volume F, Page 595 of the Plat Records of Collin County, Texas (P.R.C.C.T.) and as recoded in Instrument Number 20130611000803820 of the Deed Records of Collin County, Texas (D.R.C.C.T.), Town of Prosper, Collin County, Texas, necessary for the construction of the Prosper Trail Improvements, Coit Road to Custer Road Project and for other public purposes permitted by law. **(PA)**
6. Consider and act upon a resolution of the Town of Prosper, Texas, authorizing the Town Attorney to bring a condemnation action for the purpose of obtaining approximately 0.1299 acres of real property for grading easement, situated generally in the Larkin McCarty Survey, Abstract No. 600, in the Town of Prosper, Collin County, Texas and being part of a larger tract as recorded in Volume 3992, Page 1165 of the Deed Records of Collin County, Texas (D.R.C.C.T.), Town of Prosper, Collin County, Texas, necessary for the construction of the Prosper Trail Improvements, Coit Road to Custer Road Project and for other public purposes permitted by law. **(PA)**

## RESULTS

7. Consider and act upon an ordinance amending Subsection (6), "Fences or Low Walls in the Required Front Yard of a Residential District," and Subsection (13) of Section 3.19.001, "General Regulations," of Article 3.19, "Fence Regulations," of Chapter 3, "Building Regulations," of the Town's Code of Ordinances, by authorizing the Town Manager to approve alternate materials for fences and low walls. (MD20-0007) **(JW)**
8. Consider and act upon an ordinance amending Subsections 7.01(b), "Definitions," and 7.01(c), "Decision-Maker," of Subsection 7.01, "Petition for Subdivision Waiver," of Section 7, "Subdivision Relief Procedures," of the Town's Subdivision Ordinance, an exhibit to Article 10.03, "Subdivision Ordinance," of Chapter 10, "Subdivision Regulation," of the Code of Ordinances, by authorizing the Town Manager to approve minor waivers of subdivision design standards. (MD20-0008) **(JW)**
9. Conduct a Public Hearing, and consider and act upon an ordinance amending Chapter 4 (Development Requirements), Section 1 (Site Plan Process), of the Zoning Ordinance, generally allowing for waiver of certain development regulations by the Town Manager. (Z20-0008) **(JW)**
10. Consider and act upon whether to direct staff to submit a written notice of appeal on behalf of the Town Council to the Development Services Department, pursuant to Chapter 4, Section 1.5(C)(7) and 1.6(B)(7) of the Town's Zoning Ordinance, regarding action taken by the Planning & Zoning Commission on any Site Plan or Preliminary Site Plan. **(AG)**

### **CITIZEN COMMENTS**

The public is invited to address the Council on any topic. However, the Council is unable to discuss or take action on any topic not listed on this agenda. Please complete a "Public Meeting Appearance Card" and submit it to the Town Secretary prior to the meeting, or request to address the Council via videoconference or telephone.

### **REGULAR AGENDA:**

#### **Items for Individual Consideration:**

11. Conduct a Public Hearing, and consider and act upon an amendment to the Thoroughfare Plan to designate anticipated roadway overpasses on US 380 at Gee Road, Teel Parkway, and Legacy Drive and an overpass at First Street and the BNSF railroad. (CA20-0001). **(AG) Tabled to May 26, 2020**
12. Conduct a Public Hearing, and consider and act upon an ordinance rezoning 5.4± acres from Planned Development-40 (PD-40) to Planned Development-Office (PD-O), located east of Good Hope Road, south of Parvin Road. (Z20-0006). **(AG) Approved, 7-0**
13. Consider and act upon a request to waive the Town's Drainage System Design Requirements for a wet or underground detention pond for the detention pond on the proposed Prosper Retail Addition Tract located within Town's ETJ. **(DH) Approved, 7-0**
14. Consider and act upon a resolution directing publication of notice of intention to issue Combination Tax and Surplus Revenue Certificates of Obligation for the purpose of funding costs associated with the construction of street improvements and park improvements in the Town **(CS). Approved, 7-0**

## RESULTS

### **EXECUTIVE SESSION:**

Recess into Closed Session in compliance with Section 551.001 et seq. Texas Government Code, as authorized by the Texas Open Meetings Act, to deliberate regarding:

*Section 551.087 – To discuss and consider economic development incentives.*

*Section 551.072 – To discuss and consider purchase, exchange, lease or value of real property for municipal purposes and all matters incident and related thereto.*

*Section 551-074 - To discuss and consider personnel matters and all matters incident and related thereto.*

*Section 551.074 - To discuss and review the Town Manager's performance evaluation.*

**Reconvene in Regular Session and take any action necessary as a result of the Closed Session.**

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

**Adjourn.**