



AGENDA
Planning and Zoning Commission
Prosper Town Hall, Council Chambers
250 W. First Street, Prosper, Texas
Tuesday, November 18, 2025
6:00 PM

Welcome to the Prosper Planning and Zoning Commission Meeting.

Citizens may watch the meeting live by using the following link: www.prospertx.gov/livemeetings

Addressing the Planning and Zoning Commission:

Those wishing to address the Planning and Zoning Commission must complete the Public Comment Request Form located on the Town's website or in the Council Chambers.

If you are attending in person, please submit this form to the Town Secretary or the person recording the minutes for the Board/Commission prior to the meeting. When called upon, please come to the podium, and state your name and address for the record.

If you are watching online, please submit this form to the Town Secretary prior to 4:00 p.m. on the day of the meeting in order for your comments to be read into the record. The Town assumes no responsibility for technical issues beyond our control.

In compliance with the Texas Open Meetings Act, the Town Council/Board/ Commission may not deliberate or vote on any matter that does not appear on the agenda. The Council/Board/Commission, however, may provide statements of fact regarding the topic, request the topic be included as part of a future meeting, and/or refer the topic to Town Staff for further assistance.

Citizens and other visitors attending Planning and Zoning Commission meetings shall observe the same rules of propriety, decorum, and good conduct applicable to members of the Commission. Any person making personal, impertinent, profane or slanderous remarks or who becomes boisterous while addressing the Commission or while attending the meeting shall be removed from the room, if so directed by the Mayor or presiding officer, and the person shall be barred from further audience before the Commission during that session of the meeting. Disruption of a public meeting could constitute a violation of Section 42.05 of the Texas Penal Code.

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

CONSENT AGENDA:

Items placed on the Consent Agenda are considered routine in nature and are considered non-controversial. The Consent Agenda can be acted upon in one motion. Items may be removed from the Consent Agenda by the request of a Commission Member or Staff.

- 3a. Consider and act upon the minutes from the November 4, 2025, Planning and Zoning Commission work session meeting.
- 3b. Consider and act upon the minutes from the November 4, 2025, Planning and Zoning Commission regular meeting.

- 3c. Consider and act upon a request for a Final Plat of Legacy Gardens, Phase 3, on 79.1± acres, located on the south side of Frontier Parkway and 1,520± feet east of Legacy Drive. (DEVAPP-24-0167)

CITIZEN COMMENTS

The public is invited to address the Commission on any topic. However, the Commission is unable to discuss or take action on any topic not listed on this agenda. Please complete a "Public Comment Request Form" and present it to a Staff member prior to the meeting. Please limit your comments to three minutes. If multiple individuals wish to speak on a topic, they may yield their three minutes to one individual appointed to speak on their behalf. All individuals yielding their time must be present at the meeting, and the appointed individual will be limited to a total of 15 minutes.

REGULAR AGENDA:

If you wish to address the Commission, please fill out a "Public Comment Request Form" 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 and 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 either address the Commission during the Citizen Comments portion of the meeting or when the item is considered by the Planning and 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.

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 Wednesday, November 12, 2025, and remained so posted at least three (3) business days before said meeting was convened.

Michelle Lewis Sirianni, Town Secretary

Date Notice Removed

NOTICE

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

NOTICE OF ASSISTANCE AT PUBLIC MEETINGS: The Prosper Planning and Zoning meetings are wheelchair accessible. For special services or assistance, please contact the Town Secretary's Office at (972) 569-1073 at least 48 hours prior to the meeting time.



MINUTES
Prosper Planning and Zoning Commission
Work Session
Prosper Town Hall - Executive Conference Room
250 W. First Street, Prosper, Texas
Tuesday, November 4, 2025
5:30 PM

Call to Order / Roll Call

The meeting was called to order at 5:33 p.m.

Commissioners Present: Chair Damon Jackson, Secretary Glen Blanscet, Brett Butler, John Hamilton, Matt Furay, and Deborah Daniel

Commissioner(s) Absent: Vice Chair Josh Carson

Staff Members Present: David Hoover, AICP (Director of Development Services), Suzanne Porter, AICP (Planning Manager), Dakari Hill (Senior Planner), Jerron Hicks (Planner), and Trey Ramon (Planning Technician)

Other(s) Present: Jeremy Page, Town Attorney

Items for Individual Consideration:

1. Discuss items on the November 4, 2025, Planning & Zoning Commission agenda.

Staff provided a brief overview of Consent Agenda Items 3a – 3g.

Commissioner Blanscet inquired about Item 3c. Specifically, whether the parking agreement between Lot 3 and Lot 6 would be recorded. Staff stated that the parking agreement between the two lots would be recorded.

Commissioner Hamilton inquired about Item 3c. Specifically, the utilization of the proposed open space. Staff stated that the open space requirement had been met; however, the proposed open space did not have any unique features.

Commissioner Blanscet inquired about Item 3e. Specifically, the changes from the previous preliminary site plan to the proposed preliminary site plan. Staff explained that six lots had been consolidated into two lots and that three medial offices had been changed into a singular restaurant/retail building.

Staff provided a brief overview of Regular Agenda Item 4.

Staff explained their reasoning for recommending denial of the request. Specifically, the preference for big box retailers to have storage containers occasionally through Special Event permits rather than in perpetuity through zoning.

Staff provided a brief overview of Regular Agenda Item 5.

Staff explained that they were requesting the Commission take action on the item and that the consultants would be in attendance to answer any specific questions pertaining to the proposed Unified Development Code.

2. Adjourn.

The work session was adjourned at 5:59 p.m.

Trey Ramon, Planning Technician

Glen Blanscet, Secretary



MINUTES
Prosper Planning and Zoning Commission
Regular Meeting
Prosper Town Hall
Council Chambers
250 W. First Street, Prosper, Texas
Tuesday, November 4, 2025
6:00 PM

1. Call to Order / Roll Call

The meeting was called to order at 6:03 P.M.

Commissioners Present: Chair Damon Jackson, Secretary Glen Blanscet, Brett Bulter, John Hamilton, Matt Furay, and Deborah Daniel

Commissioner(s) Absent: Vice Chair Josh Carson

Staff Members Present: David Hoover, AICP (Director of Development Services), Suzanne Porter, AICP (Planning Manager), Dakari Hill (Senior Planner), Jerron Hicks (Planner), and Trey Ramon (Planning Technician)

Other(s) Present: Jeremy Page, Town Attorney

2. Recitation of the Pledge of Allegiance.

CONSENT AGENDA:

- 3a. Consider and act upon the minutes from the October 21, 2025, Planning & Zoning Commission work session meeting.
- 3b. Consider and act upon the minutes from the October 21, 2025, Planning & Zoning Commission regular meeting.
- 3c. Consider and act upon a request for a Revised Preliminary Site Plan for a Health Studio, Open Space, Parking, and Restaurant/Retail Buildings on Victory at Frontier, Block A, Lots 1, 3, 4, 5, 6, 7, 8, and 9, on 25.6± acres, located on the south side of Frontier Parkway and 345± feet west of Preston Road. (DEVAPP-25-0014)
- 3d. Consider and act upon a request for a Site Plan for a Health Studio and Open Space on Victory at Frontier, Block A, Lots 1R, 3, 4R, 6, & 9, on 20.0± acres, located on the west side of Preston Road and 295± feet south of Frontier Parkway. (DEVAPP-25-0080)
- 3e. Consider and act upon a request for a Final Plat of Victory at Frontier, Block A, Lots 3 and 9, and a Replat of Victory at Frontier, Block A, Lots 1R and 4R, on 18.8± acres, located on the west side of Preston Road and 295± feet south of Frontier Parkway. (DEVAPP-25-0079)
- 3f. Consider and act upon a request for a Preliminary Site Plan for Restaurant/Retail and Office Buildings on Teel 380 Addition, Block A Lots 1B, 2, 4, 5, and 9, on 7.2± acres, located on the west side of Teel Parkway and 565± feet north of University Drive. (DEVAPP-25-0058)

- 3g. Consider and act upon a request for a Revised Conveyance Plat of Teel 380 Addition, Block A, Lots 5 and 9, on 8.6± acres, located on the west side of Teel Parkway and 565± feet north of University Drive. (DEVAPP-25-0074)**

Commissioner Hamilton made a motion to approve Items 3a through 3g. The motion was seconded by Commissioner Blanscet. The motion was carried unanimously by a vote of 6-0.

CITIZEN COMMENTS

No comments were made.

REGULAR AGENDA:

- 4. Conduct a Public Hearing and consider and act upon a request to amend Planned Development-69 to allow for a seasonal storage container for a Big Box Retail store on 70.9± acres, located on the southeast corner of Frontier Parkway and Dallas Parkway. (ZONE-25-0011)**

Mr. Hill presented Item 4 to the Commission.

Blake Beeson with H-E-B and Drew Donosky of Claymoore Engineering presented the proposal to the Commission detailing the reasons for the request.

Commissioner Jackson asked about other storage containers utilized by big box retailers within the Town. Mr. Hoover clarified that the storage containers were permitted on occasion through Special Event permits rather than being permitted through zoning entitlements.

Commissioner Blanscet stated that H-E-B had an existing storage container on-site that was not in compliance with Town regulations. Mr. Beeson stated that the reason for the request was to get the storage container on-site in compliance.

Commissioner Blanscet asked if the storage container would be screened so it is not visible from any major streets. Mr. Beeson stated that there was an existing screening wall to the south and minimal visibility from adjacent thoroughfares.

Commissioner Hamilton inquired about the storage containers not being accounted for in the initial planning of the store's design. Mr. Beeson stated that the containers will be considered in the design for future stores.

Commissioners Blanscet and Furay inquired about the possibility of expanding the store to remove the need for the storage containers. Mr. Beeson stated that the containers were more economically feasible than expansion of the store.

Commissioner Furay asked if the Town had received similar requests for seasonal storage containers. Mr. Hoover replied that Special Event permits had been granted for similar storage containers; however, none were permitted through zoning entitlements.

Commissioner Furay made a motion to deny Item 4. The motion was seconded by Commissioner Butler. The motion was denied unanimously by a vote of 6-0.

- 5. Conduct a Public Hearing to consider the adoption of a Unified Development Code, which encompasses amendments to Building Regulations, Business Regulations, Fire Prevention and Protection codes, Health and Sanitation codes, the Subdivision Regulation, Utilities standards, the Zoning Ordinance, Engineering Design Standards, and Definitions. (ZONE-25-0014)**

Mr. Hill presented Item 5 to the Commission.

Ryan Slattery and Abdul Ghous with Freese and Nichols presented the proposed Unified Development Code highlighting updates and substantial changes.

Commissioner Blanscet inquired about the 500-foot restriction of mobile food trucks in proximity to residential homes and its potential impact on their ability to serve construction workers building residential homes or neighborhood events. Mr. Hoover stated that the regulation needed to be reviewed more as it had to comply with state regulations regarding mobile food trucks.

Commissioner Blanscet inquired about whether the prohibition of “jellyfish” outdoor lighting would result in the prohibition of seasonal Christmas lights. Mr. Hoover explained it would be beneficial to remove this language from the proposed code for now and bring it back to the Commission later with more specificity.

Commissioner Blanscet noted that the regulations pertaining to accessory buildings needed additional language that clarified that they could not be utilized for short-term rentals or commercial purposes. Mr. Hoover concurred and stated that this would be addressed.

Commissioner Blanscet requested clarification on the proposed point-based system. Mr. Ghous explained that exceeding typical requirements earned developers points that could be used for them to add additional height to their building(s).

Commissioner Blanscet stated that additional height may not be a strong enough incentive for developers to provide additional features to a project and suggested adding additional incentives to the point-based system. Mr. Hoover concurred but added the caveat that Staff would need to vet the proposed incentives.

Commissioner Blanscet made a motion to approve Item 5 subject to the following conditions.

- Removal of the following sections so that they can be reviewed further and revised.
 - Building Regulations, Division 3.13.06 Prohibited Signs
#12 - LED, string or similar lighting outlining windows, doors, or other similar building features.
 - Zoning Ordinance, Outdoor Lighting Division 14.04.06(G) Prohibited
#3 - Jellyfish style permanent outdoor string lighting is prohibited in all residential districts.
- Addition of a definition for “Transient Rental.”
 - *Transient Rental*
The rental or offer for rental of any single-family dwelling or any portion of a single-family dwelling for a period of less than 30 days.
- Review of the standards related to Mobile Food Trucks in the Health and Sanitation Code (Chapter 6, Article 3) to ensure conformance with state laws by the Town Attorney.

- Updating the language in 14.04.07(A) regarding “Accessory Buildings” by replacing the word “may” with the word “shall.”
 - Previous Language
An accessory building **may** be similar to the primary dwelling in appearance and character.
 - Updated Language
An accessory building **shall** be similar to the primary dwelling in appearance and character.
- Clarifying and enhancing the incentives in the point-based system proposed to encourage high-quality design in Division 14.04.08 Non-residential Design and Development.

The motion was seconded by Commissioner Hamilton. The motion was approved unanimously approved a vote of 6-0.

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

Mr. Hill informed the Commissioners of past Town Council actions and upcoming cases for Planning & Zoning Commission consideration.

7. Adjourn

Commissioner Hamilton made a motion to adjourn the meeting. The motion was seconded by Commissioner Furay. The motion was carried unanimously by a vote of 6-0.

The meeting was adjourned at 7:33 P.M.

Trey Ramon, Planning Technician

Glen Blanscet, Secretary



PLANNING

To: Planning and Zoning Commission

Item No. 3c

From: Dakari Hill, Senior Planner

Through: David Hoover, AICP, Director of Development Services

Cc: Suzanne Porter, AICP, Planning Manager

Re: Final Plat of Legacy Gardens Phase 3

Meeting: November 18, 2025

Agenda Item:

Consider and act upon a request for a Final Plat of Legacy Gardens, Phase 3, on 79.1± acres, located on the south side of Frontier Parkway and 1,520± feet east of Legacy Drive. (DEVAPP-24-0167)

Future Land Use Plan:

The Future Land Use Plan designates this area as Medium Density Residential.

Zoning:

The property is zoned Planned Development-115 (Single-Family).

Conformance:

The Final Plat conforms to the development standards of Planned Development-115.

*** Bolded items in this section represent what is reflected on the final plat while the items in parenthesis show the requirements outlined in the Planned Development. ***

- Density:
 - Number of Lots – **130** (Max. of 300 Units)
- Size of Yards:
 - Type 8F Lots
 - Minimum Front Yard – **15', 20', or 25'** (Min. of 15')
 - Minimum Side Yard – **8'** (Min. of 8')

- Minimum Side Yard (Adj. to Street) – **15'** (Min. of 15')
 - Minimum Rear Yard – **20' or 25'** (Min. of 20')
- Type 9F Lots and Type 10F Lots
 - Minimum Front Yard – **20', 25', or 30'** (Min. of 20')
 - Minimum Side Yard – **8'** (Min. of 8')
 - Minimum Side Yard (Adj. to Street) – **15'** (Min. of 15')
 - Minimum Rear Yard – **20' or 25'** (Min. of 20')
- Size of Lots:
 - Type 8F Lots
 - Minimum Lot Size – **8,250 SF** (Min. of 8,000 SF)
 - Minimum Lot Width – **60'** (Min. of 60')
 - Minimum Lot Depth – **125'** (Min. of 125')
 - Type 9F Lots
 - Minimum Lot Size – **9,575 SF** (Min. of 9,000 SF)
 - Minimum Lot Width – **70'** (Min. of 70')
 - Minimum Lot Depth – **130'** (Min. of 130')
 - Type 10F Lots
 - Minimum Lot Size – **11,180 SF** (Min. of 10,000 SF)
 - Minimum Lot Width – **80'** (Min. of 80')
 - Minimum Lot Depth – **130'** (Min. of 130')

Description of Agenda Item:

The purpose of the Final Plat is to construct 130 single-family homes and 18 open space lots. Of these 130 single-family residential lots, 23 will be developed as Type 8F Lots (8,000 SF), 34 will be developed as Type 9F Lots (9,000 SF), and 73 will be developed as Type 10F Lots (10,000 SF).

A Preliminary Plat for Phase 3 and Phase 4 of Legacy Gardens (DEVAPP-24-0060) was approved by the Planning and Zoning Commission on September 3, 2024. The plat consisted of 271 single-family residential lots. Of the 271 lots, 23 were to be developed as Type 8F Lots (8,000 SF), 101 were to be developed as Type 9F Lots (9,000 SF), and 147 were to be developed as Type 10F Lots (10,000 SF).

This phase is consistent with the total number of each lot type shown on the approved Preliminary Plat (DEVAPP-24-0060).

Access:

Access is provided by Legacy Drive, Shawnee Trail, and Frontier Parkway.

Landscaping, Open Space, and Screening:

The proposed development complies with all landscaping, open space, and screening requirements.

The existing Planned Development (PD-115) contains a Walkability Plan detailing the different areas within the subdivision to be utilized as detention, open space, or pocket parks. In this exhibit, Block A, Lot 1X is shown as a detention and open space area and Block C, Lot 1X is shown as a pocket park.

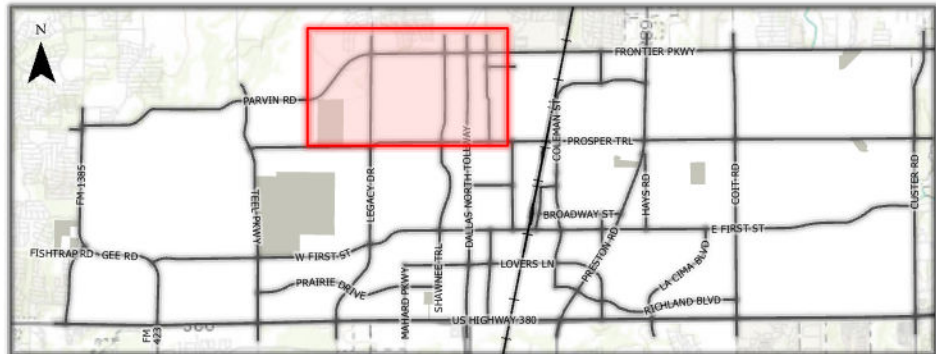
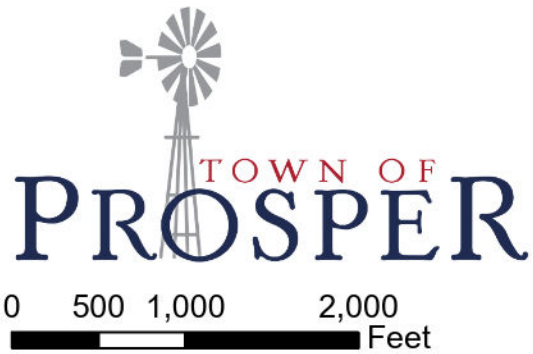
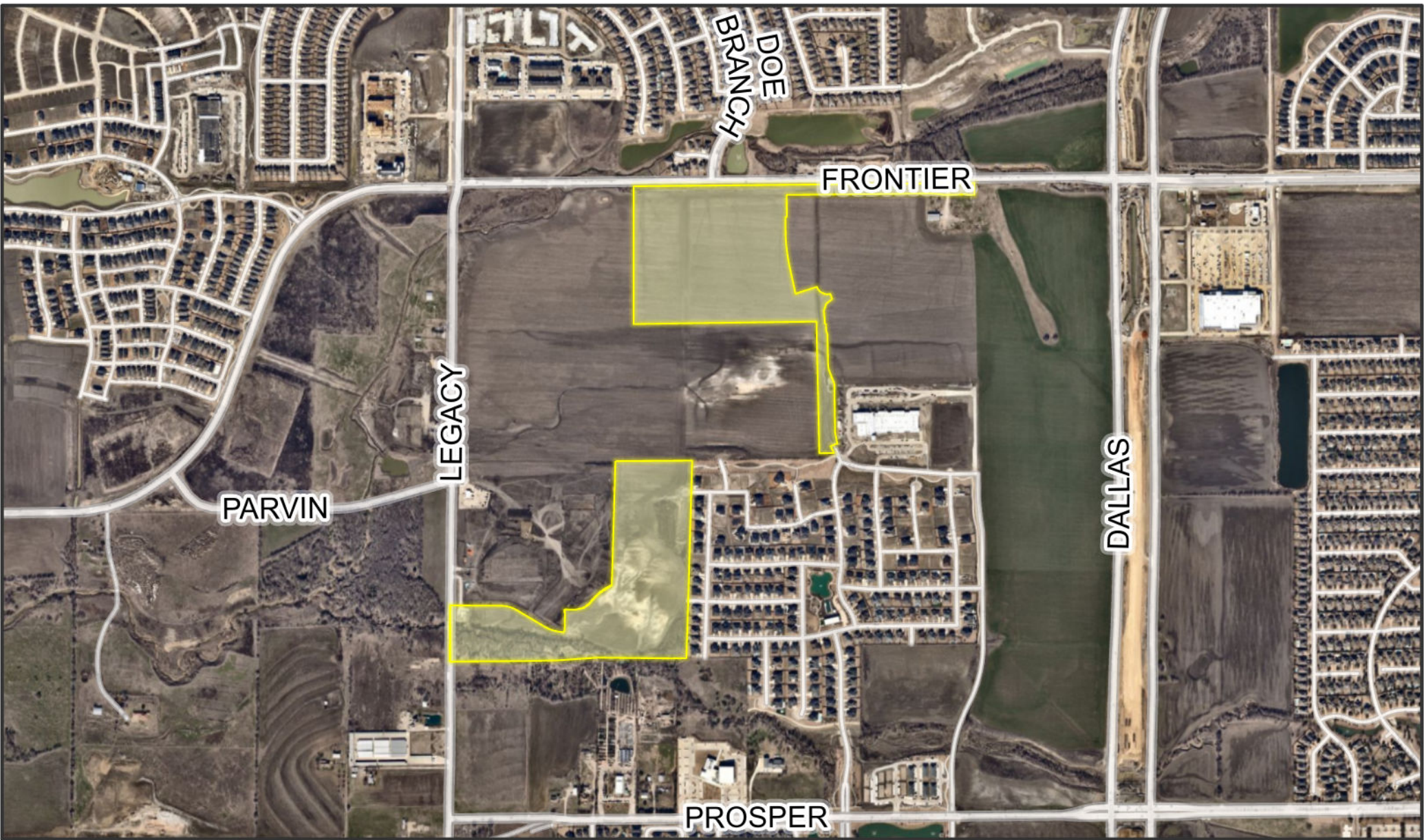
The Final Plat (DEVAPP-24-0167) shows Block A, Lot 1X as open space and Block C, Lot 1X as a detention area with a plaza in the southeast corner of the lot. The exhibit detailing this plaza area is being attached with the plat as a condition of approval.

Attached Documents:

1. Location Map
2. Final Plat
3. Pocket Park Exhibit
4. Walkability Plan (PD-115)
5. Approved Preliminary Plat (DEVAPP-24-0060)

Town Staff Recommendation:

Town Staff recommends approval of the Final Plat subject to Block C, Lot 1X being developed as shown in the attached exhibit.

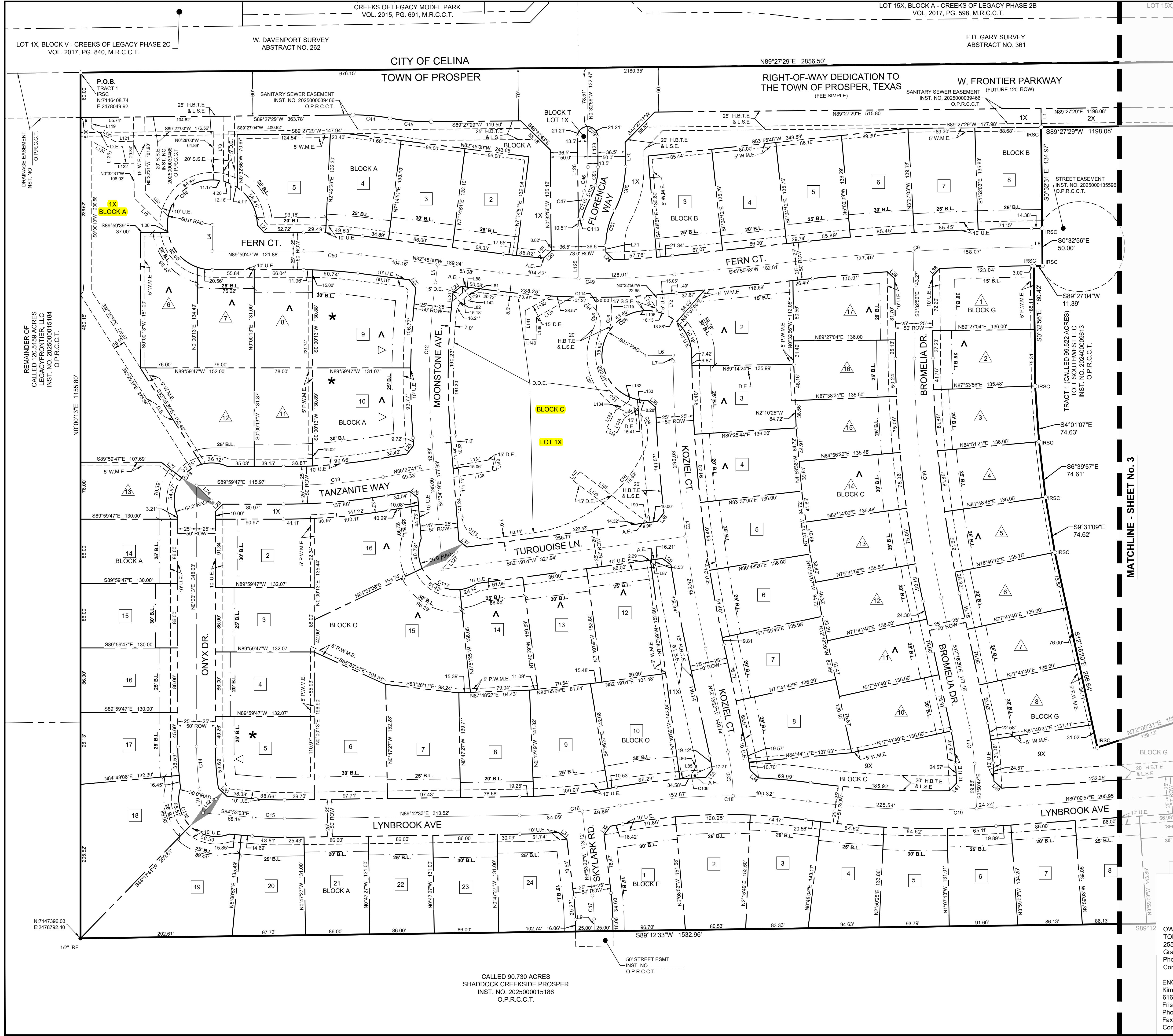


DEVAPP-24-0167

Legacy Gardens
Phase 3

Final Plat

This map for illustration purposes only

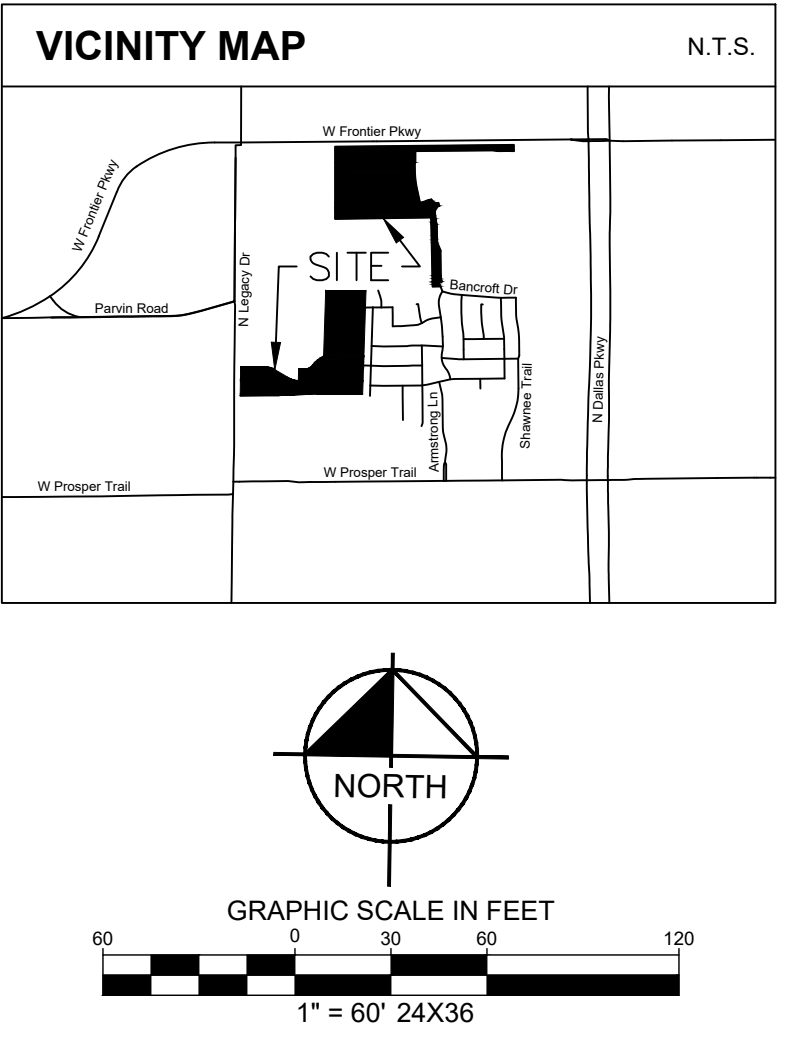


LEGEND

D.R.C.C.T. DEED RECORDS, COLLIN COUNTY, TEXAS
O.P.R.C.C.T. OFFICIAL RECORDS, COLLIN COUNTY, TEXAS
P.R.C.C.T. PLAT RECORDS, COLLIN COUNTY, TEXAS

CMF CONCRETE MONUMENT FOUND
CMS CONCRETE MONUMENT SET
IPF IRON PIPE FOUND
IRF IRON ROD FOUND
IRFC IRON ROD WITH CAP FOUND
IRSC IRON ROD WITH "KHA" CAP SET
MNF MAG NAIL FOUND
MNS MAG NAIL SET
XF "X" CUT FOUND
XS "X" CUT SET
A.E. ACCESS EASEMENT
A.U.E. ACCESS & UTILITY EASEMENT
B.L. BUILDING LINE
W.M.E. WALL MAINTENANCE EASEMENT
D.E. DRAINAGE EASEMENT
D.D.E. DRAINAGE & DETENTION EASEMENT
F.A.U.E. FIRELANE, ACCESS & UTILITY EASEMENT
F.E. FIRELANE EASEMENT
FFE MIN MINIMUM FINISHED FLOOR ELEV.
H.B.T.E. HIKE & BIKE TRAIL EASEMENT
L.S.E. LANDSCAPE EASEMENT
HOA HOMEOWNERS ASSOCIATION
OF OPEN FENCE REQUIRED
P.I.E. PRIVATE IRRIGATION EASEMENT
P.W.M.E. PRIVATE WALL MAINTENANCE EASEMENT
S.E. STREET EASEMENT
S.S.E. SANITARY SEWER EASEMENT
S.U.E. SIDEWALK & UTILITY EASEMENT
S.W.E. SIDEWALK EASEMENT
U.E. UTILITY EASEMENT
W.E. WATER EASEMENT
E.E. ELECTRIC EASEMENT
STREET NAME CHANGE

★ KEY LOT
△ KEY LOT HOUSE FRONT DIRECTION
▲ FRONT PORCH REQUIREMENT ON LOT



SEE SHEET 3 FOR
LINE/CURVE & LOT
TABLES

SEE SHEET 6 FOR
GENERAL NOTES

OPEN SPACE (HOA) LOTS		
LOT NO.	ACRES	SQ. FT.
BLOCK A LOT 1X	1.745	76,023
BLOCK B LOT 1X	0.612	26,642
BLOCK B LOT 2X	0.862	37,554
BLOCK B LOT 75X	0.608	26,464
BLOCK C LOT 1X	1.899	82,714
BLOCK C LOT 9X	0.305	13,269
BLOCK D LOT 6X	15.443	672,716
BLOCK D LOT 7X	0.252	10,989
BLOCK F LOT 10X	0.097	4,240
BLOCK G LOT 9X	0.428	18,624
BLOCK N LOT 1X	0.216	9,421
BLOCK O LOT 1X	0.122	5,334
BLOCK O LOT 11X	0.232	10,101
BLOCK Q LOT 8X	0.123	5,374
BLOCK R LOT 1X	0.049	2,124
BLOCK S LOT 10X	0.497	21,637
BLOCK T LOT 1X	0.061	2,646
BLOCK W LOT 12X	3.818	166,296
TOTAL	27.387	1,192,168

**FINAL PLAT
LEGACY GARDENS
PHASE 3**
PD-115 ZONING
79.056 ACRES

130 RESIDENTIAL LOTS
BLOCK A: LOTS 2-24; BLOCK B: LOTS 3-8;
BLOCK C: LOTS 2-8, 10-17; BLOCK D: LOTS 8-13,
BLOCK F: LOTS 1-8; BLOCK G: LOTS 1-8; BLOCK H: LOTS 10-28; BLOCK O: LOTS
2-10, 12-16; BLOCK Q: LOTS 1-7, 9-12; BLOCK W: LOTS 5-11, 13-24;

18 OPEN SPACE (HOA) LOTS
BLOCK A: LOT 1X; BLOCK B: LOTS 1X, 2X, & 75X;
BLOCK C: LOTS 1X & 9X; BLOCK D: LOTS 6X, 7X;
BLOCK F: LOT 10X; BLOCK G: LOT 9X; BLOCK N: LOT 1X;
BLOCK O: LOT 1X & 11X; BLOCK Q: LOT 8X;
BLOCK R: LOT 1X; BLOCK S: 1X; BLOCK T: 1X; BLOCK W: LOT 12X;

COLLIN COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 147
TOWN OF PROSPER, COLLIN COUNTY, TEXAS
PREPARED: 11/03/2025
CASE #DEVAPP-24-0167

Kimley»Horn

6160 Warren Parkway, Suite 210
Frisco, Texas 75034
Tel. No. (972) 335-3580
Fax No. (972) 335-3779

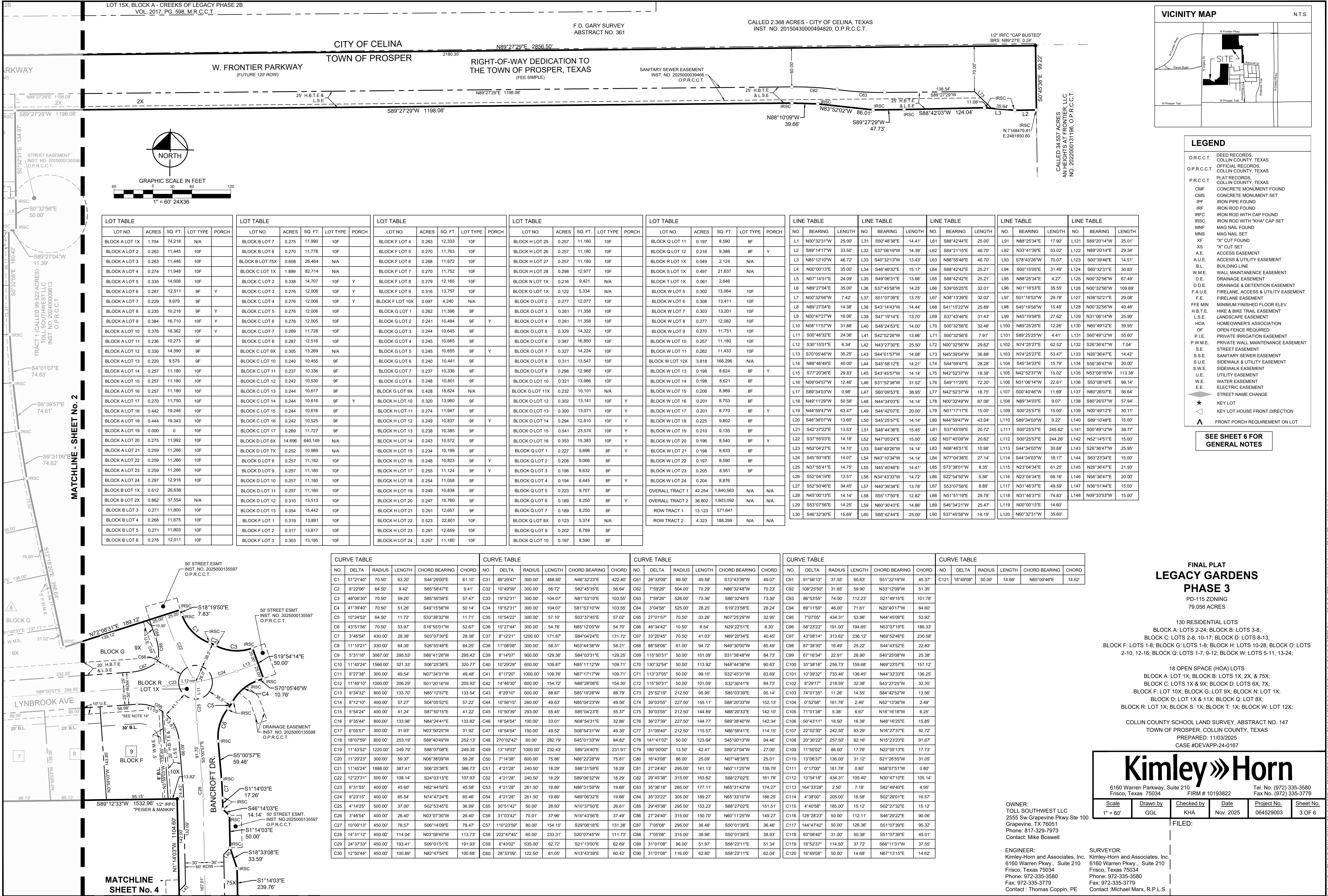
OWNER:
TOLL SOUTHWEST LLC
2555 Sw Grapevine Pkwy Ste 100
Grapevine, TX 76051
Phone: 817-329-7973
Contact: Mike Boswell

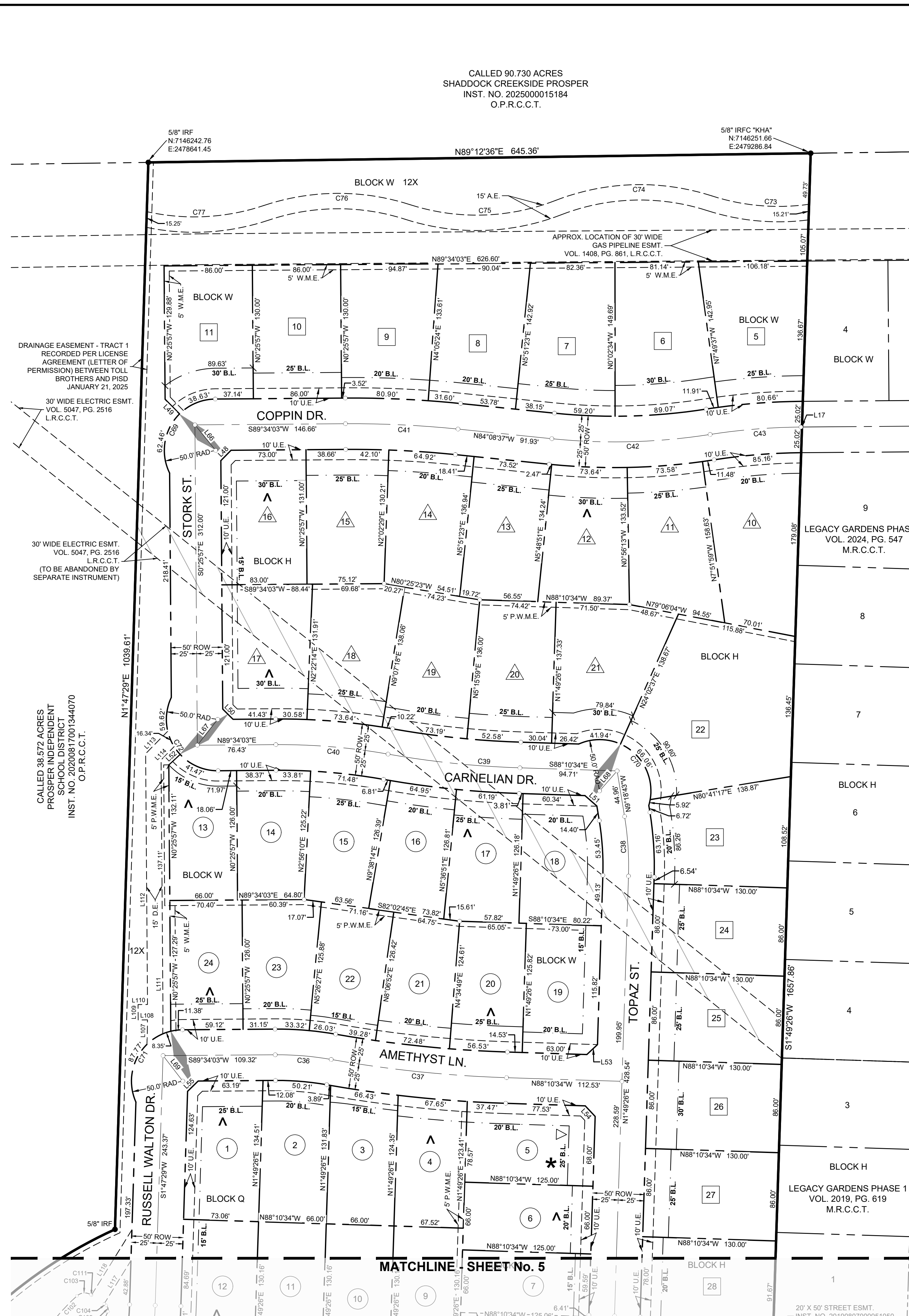
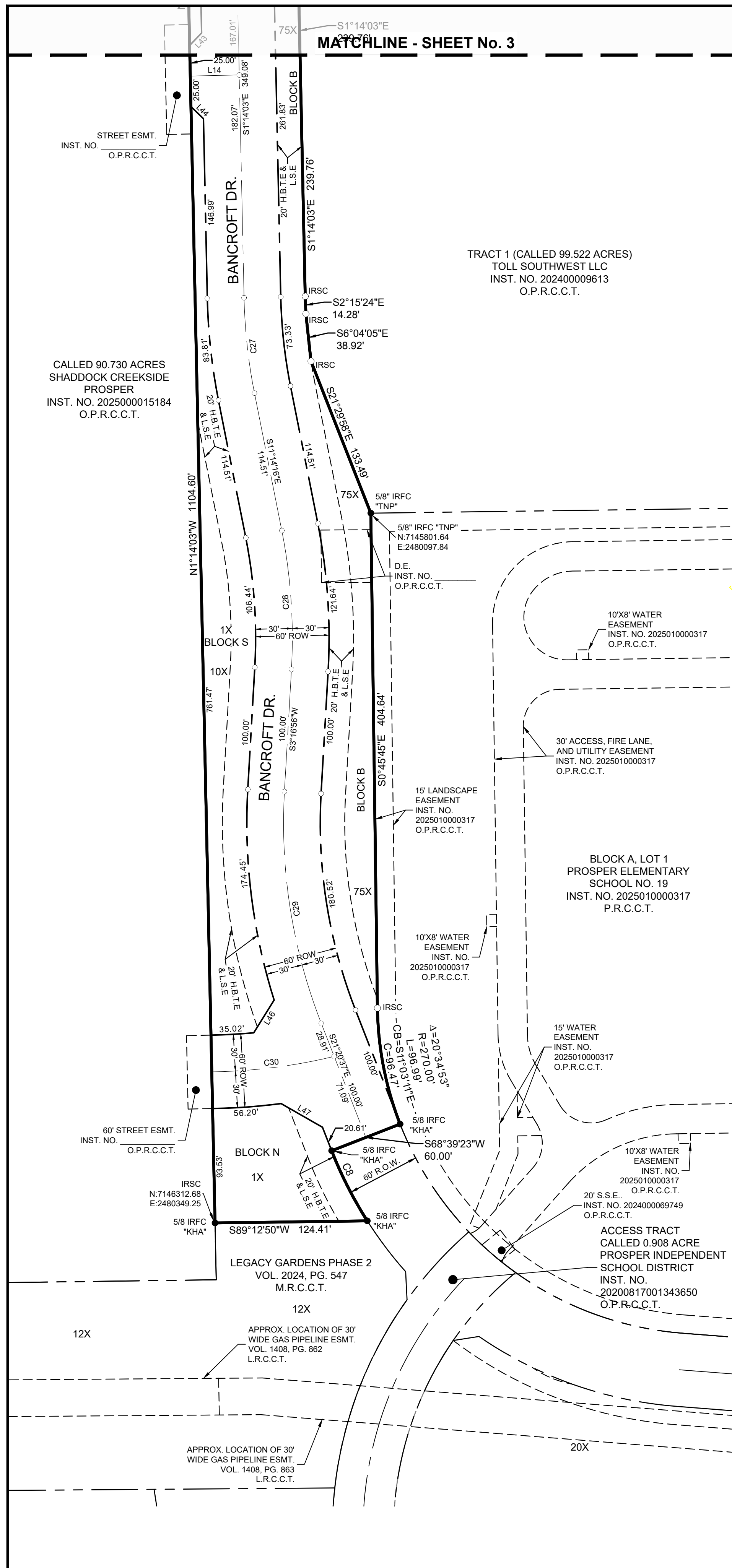
ENGINEER:
Kimley-Horn and Associates, Inc.
6160 Warren Pkwy., Suite 210
Frisco, Texas 75034
Phone: 972-335-3580
Fax: 972-335-3779
Contact : Thomas Coppin, PE

SURVEYOR:
Kimley-Horn and Associates, Inc.
6160 Warren Pkwy., Suite 210
Frisco, Texas 75034
Phone: 972-335-3580
Fax: 972-335-3779
Contact :Michael Marx, R.P.L.S.

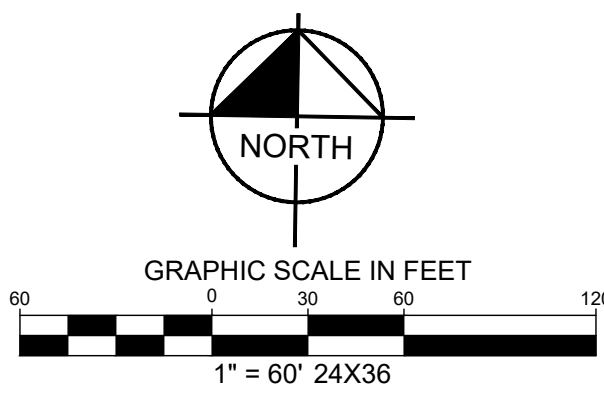
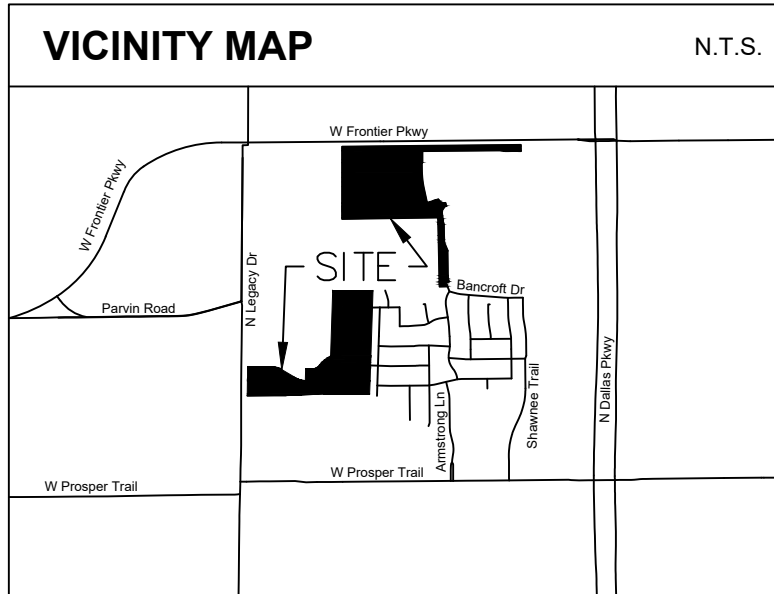
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	GGL	KHA	Nov. 2025	064529003	2 OF 6

FILED:





LEGEND	
D.R.C.C.T.	DEED RECORDS, COLLIN COUNTY, TEXAS
P.R.C.C.T.	OFFICIAL RECORDS, COLLIN COUNTY, TEXAS
P.R.C.C.T.	PLAT RECORDS, COLLIN COUNTY, TEXAS
CMF	CONCRETE MONUMENT FOUND
CMS	CONCRETE MONUMENT SET
IPF	IRON PIPE FOUND
IRF	IRON ROD FOUND
IRFC	IRON ROD WITH CAP FOUND
IRSC	IRON ROD WITH "XHA" CAP SET
MNF	MAG NAIL FOUND
MNS	MAG NAIL SET
XF	"X" CUT FOUND
XS	"X" CUT SET
A.E.	ACCESS EASEMENT
A.U.E.	ACCESS & UTILITY EASEMENT
B.L.	BUILDING
W.M.E.	WALL MAINTENANCE EASEMENT
D.E.	DRAINAGE EASEMENT
D.D.E.	DRAINAGE & DETENTION EASEMENT
F.A.U.E.	FIRELANE, ACCESS & UTILITY EASEMENT
F.E.	FIRELANE EASEMENT
FFE MIN	MINIMUM FINISHED FLOOR ELEV.
H.B.T.E.	HIKE & BIKE TRAIL EASEMENT
L.S.E.	LANDSCAPE EASEMENT
HOA	HOMEOWNERS ASSOCIATION
OF	OPEN FENCE REQUIRED
P.I.E.	PRIVATE IRRIGATION EASEMENT
P.W.M.E.	PRIVATE WALL MAINTENANCE EASEMENT
S.E.	STREET EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
S.U.E.	SIDEWALK & UTILITY EASEMENT
S.W.E.	SIDEWALK EASEMENT
U.E.	UTILITY EASEMENT
W.E.	WATER EASEMENT
E.E.	ELECTRIC EASEMENT
	STREET NAME CHANGE
	KEY LOT
	KEY LOT HOUSE FRONT DIRECTION
	FRONT PORCH REQUIREMENT ON LOT



**SEE SHEET 3 FOR
LINE/CURVE & LOT
TABLES**

**SEE SHEET 6 FOR
GENERAL NOTES**

FINAL PLAT
LEGACY GARDENS
PHASE 3

PD-115 ZONING
79.056 ACRES

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BLOCK F: LOTS 1-8; BLOCK G: LOTS 1-8; BLOCK H: LOTS 10-28; BLOCK O: LOTS
2-10, 12-16; BLOCK Q: LOTS 1-7, 9-12; BLOCK W: LOTS 5-11, 13-24;

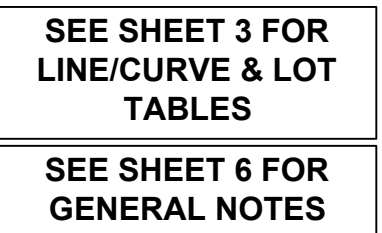
18 OPEN SPACE (HOA) LOTS
BLOCK A: LOT 1X; BLOCK B: LOTS 1X, 2X, & 75X;
BLOCK C: LOTS 1X & 9X; BLOCK D: LOTS 6X, 7X;
BLOCK F: LOT 10X; BLOCK G: LOT 9X; BLOCK N: LOT 1X;
BLOCK O: LOT 1X & 11X; BLOCK Q: LOT 8X;
BLOCK R: LOT 1X; BLOCK S: 1X; BLOCK T: 1X; BLOCK W: LOT 12X;

COLLIN COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 147
TOWN OF PROSPER, COLLIN COUNTY, TEXAS
PREPARED: 11/03/2025
CASE #DEVAPP-24-0167

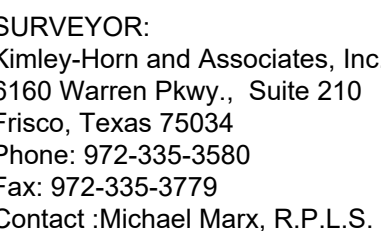
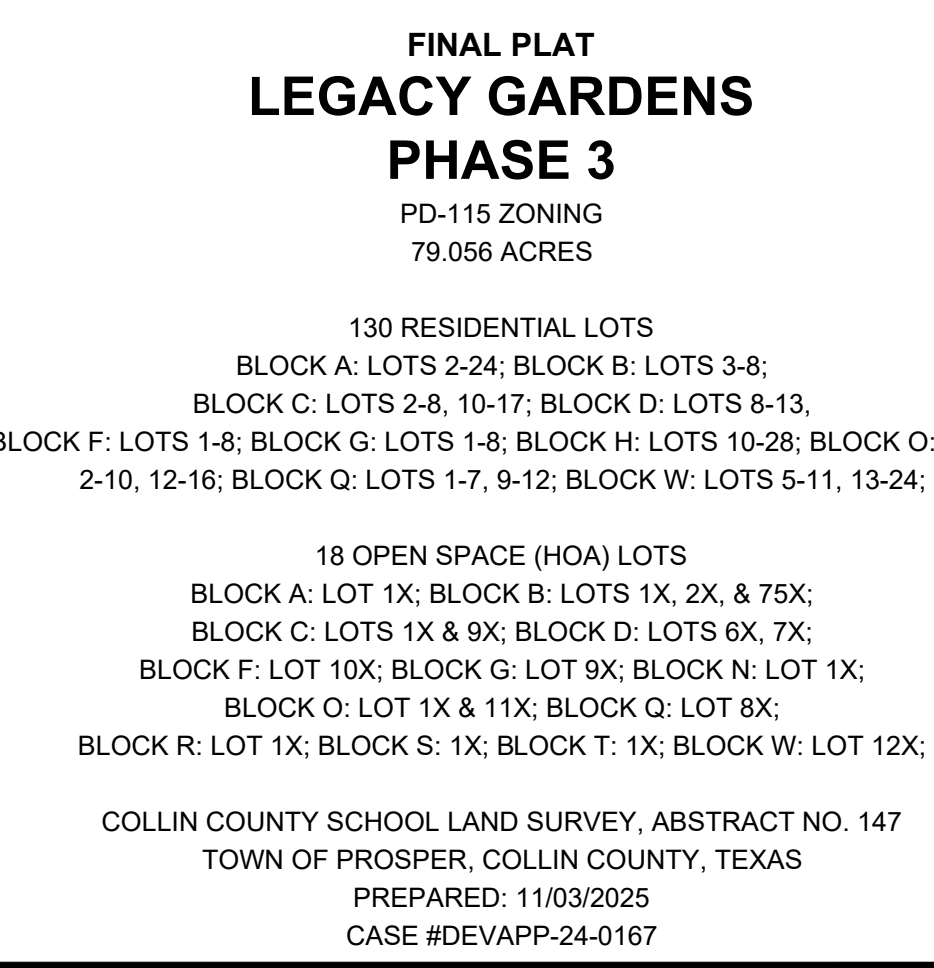
Kimley»»Horn

OWNER:
TOLL SOUTHWEST LLC
2555 Sw Grapevine Pkwy Ste 100
Grapevine, TX 76051
Phone: 817-329-7973
Contact: Mike Boswell

ENGINEER:	SURVEYOR:
Kimley-Horn and Associates, Inc.	Kimley-Horn and Associates, Inc.
6160 Warren Pkwy., Suite 210	6160 Warren Pkwy., Suite 210
Frisco, Texas 75034	Frisco, Texas 75034
Phone: 972-335-3580	Phone: 972-335-3580
Fax: 972-335-3779	Fax: 972-335-3779
Contact : Thomas Coppin, PE	Contact : Michael Marx, R.P.L.S.



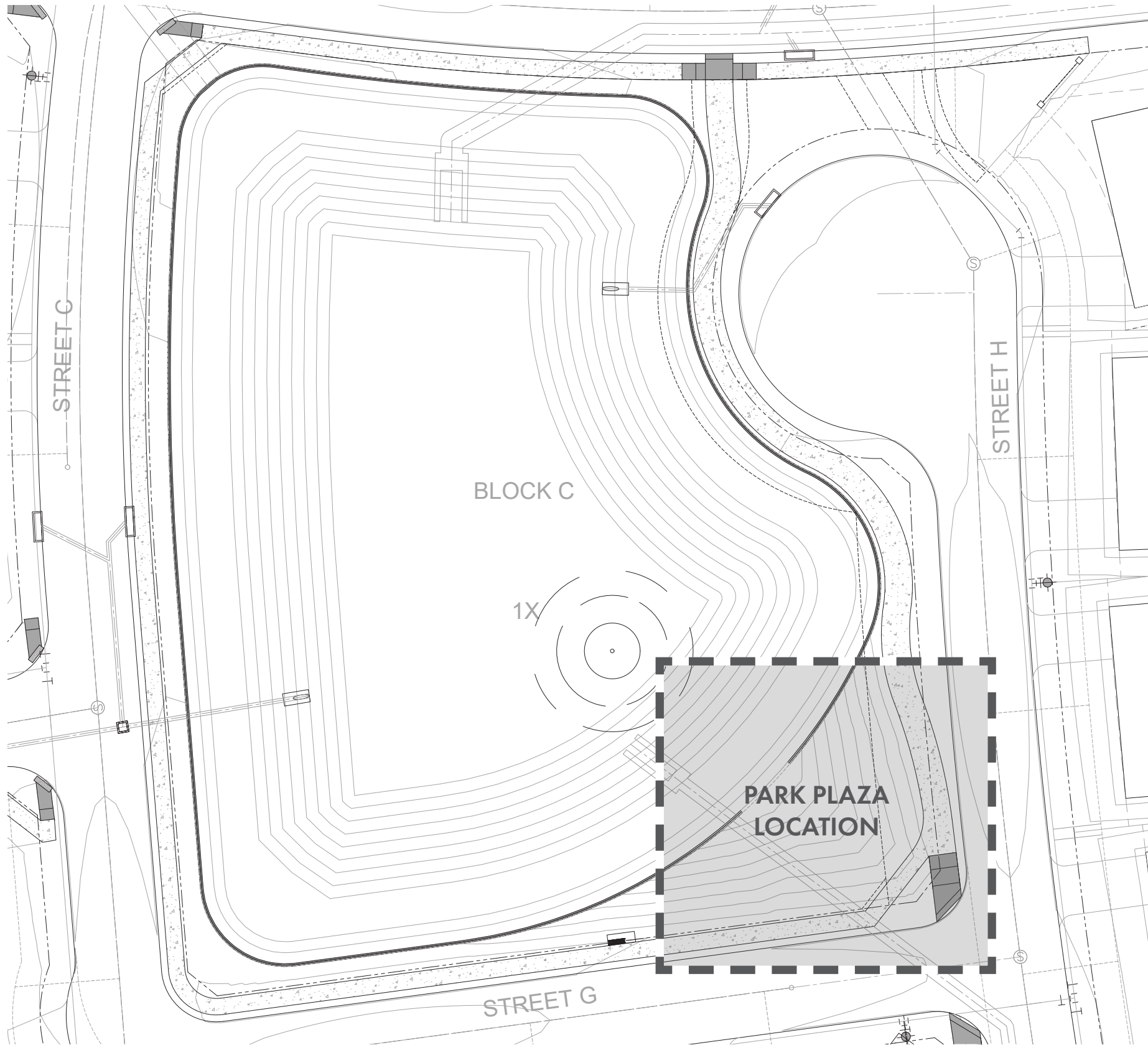
LOT TYPE WITH "FRONT PORCH"		TOTAL	PERCENT OF LOT TYPE
	STANDARD 8F LOT	8	34%
	STANDARD 9F LOT	11	32%
	STANDARD 10F LOT	10	14%
<u>TOTAL LOTS WITH "FRONT PORCH"</u>		<u>29</u>	





Legacy Gardens
Phase 3 Park

Proper, Texas
October 9, 2025



Legacy Gardens
Phase 3 Park

10/09/2025

Toll Brothers
Prosper, Texas

Garrison/Jones Landscape Architects
400 N Ervay St #132815
Dallas, TX 75201



Legacy Gardens
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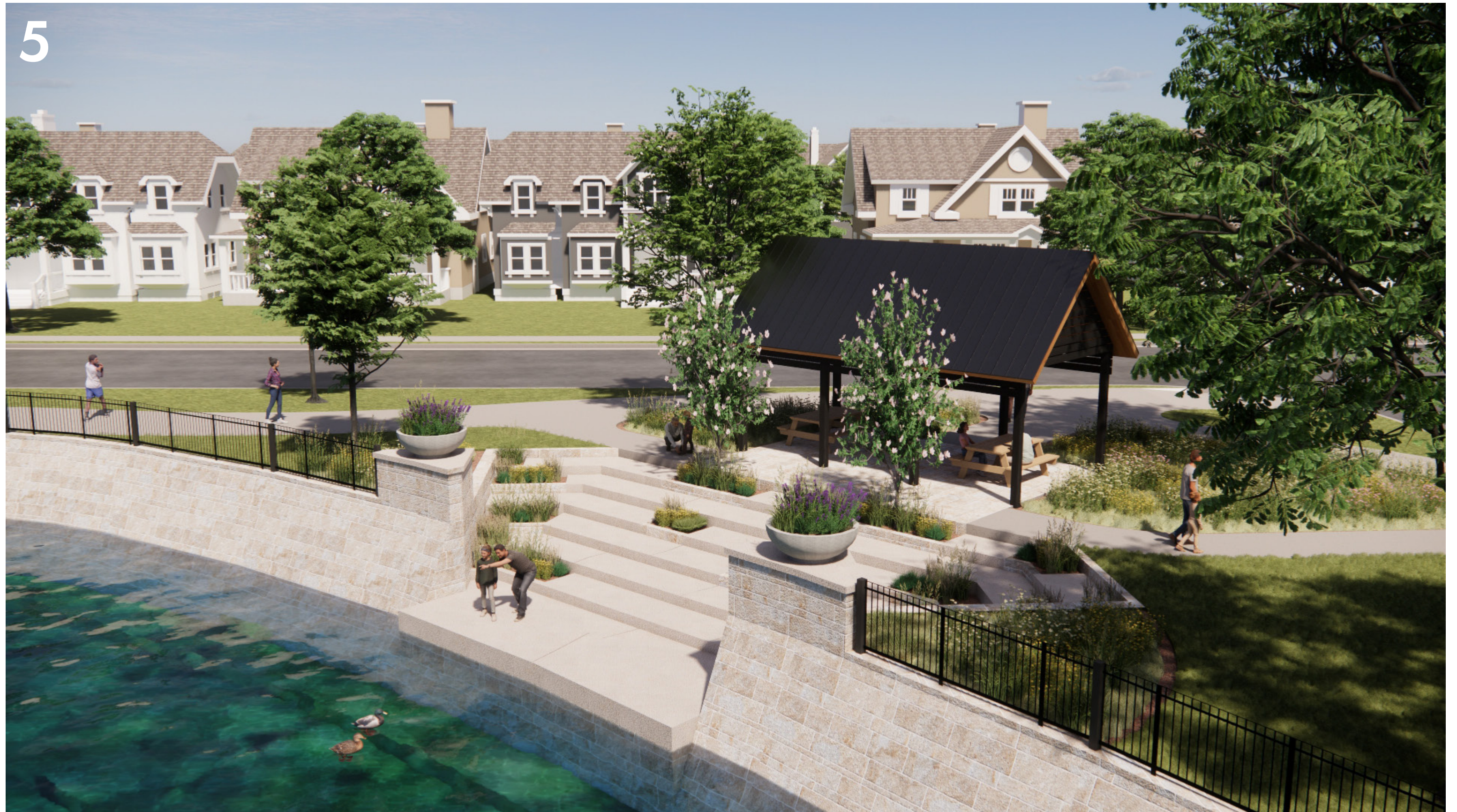


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6

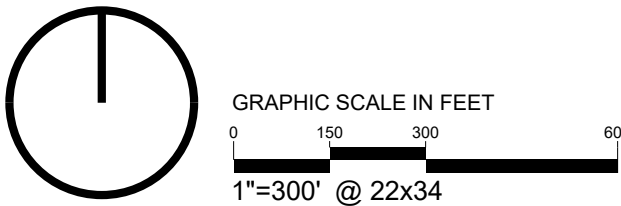


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Dallas, TX 75201



HIKE & BIKE TRAIL LEGEND

- 12' REGIONAL VELOWEB
- 12' TOWN
- 10' ARTERIAL
- 6' NEIGHBORHOOD

- NOTES:
- The thoroughfare alignments shown on this exhibit are for illustrative purposes only. The alignment of each thoroughfare will be finalized at the time of preliminary plat and will be established at the time of final plat.
 - Refer to Exhibit B for planned development standards.
 - Existing zoning district boundaries from Town of Prosper GIS site, 6/9/2020.
 - According to Flood Insurance Rate Map (FIRM) map no. 48085C0115J with LOMR #17-06-1400p effective 1/16/2018 prepared by Federal Emergency Management Agency (FEMA) for Denton Collin county, Texas this property is within Zone X, A and Zone AE.
 - PISD Tracts are shown for illustrative purposes only and do not reflect actual approved conditions.
 - Exact size for the parks to be coordinated with the Town of Prosper.

- 5-MINUTES (1320') TO POCKET PARK or OPEN SPACE (TYPICAL)
- 5-MINUTES (1320') TO ELEMENTARY SCHOOL
- 5-MINUTES (1320') TO MIDDLE SCHOOL

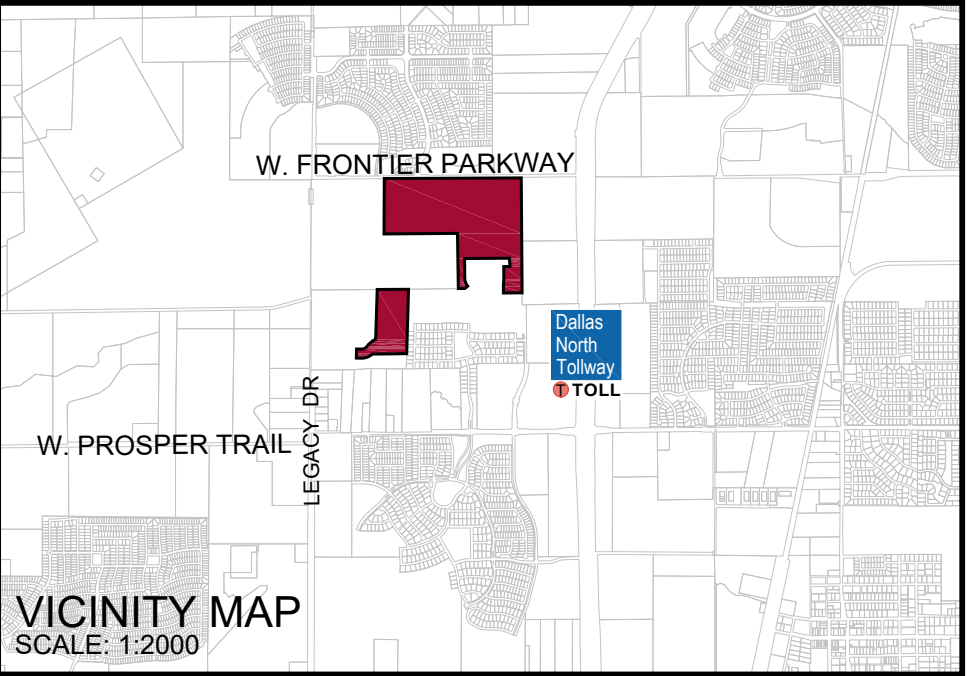
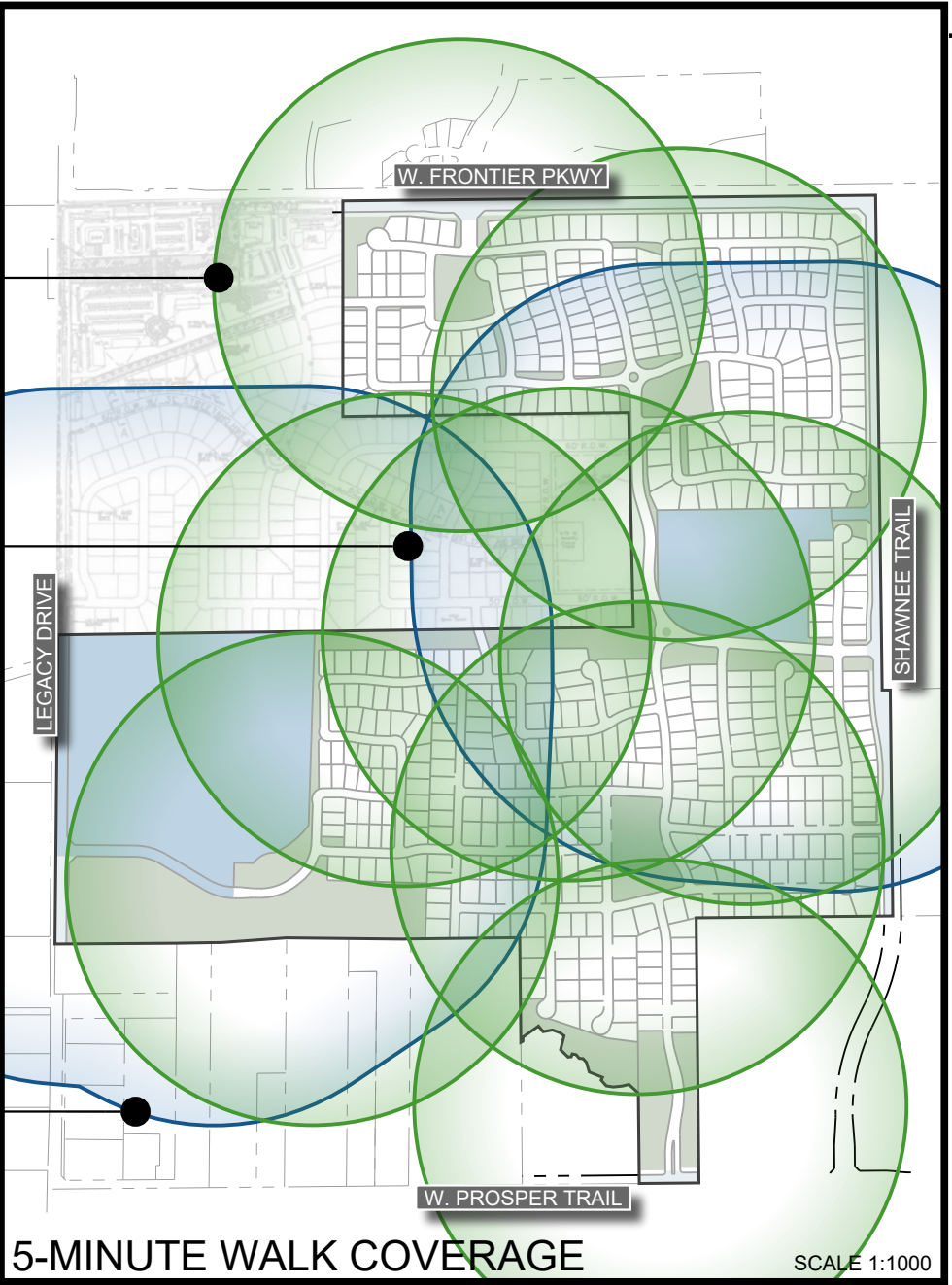


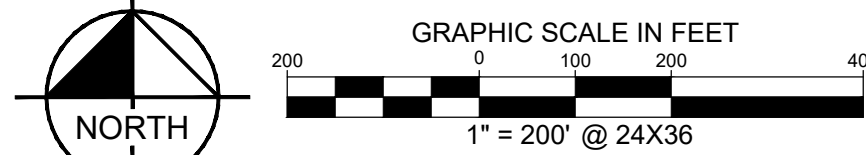
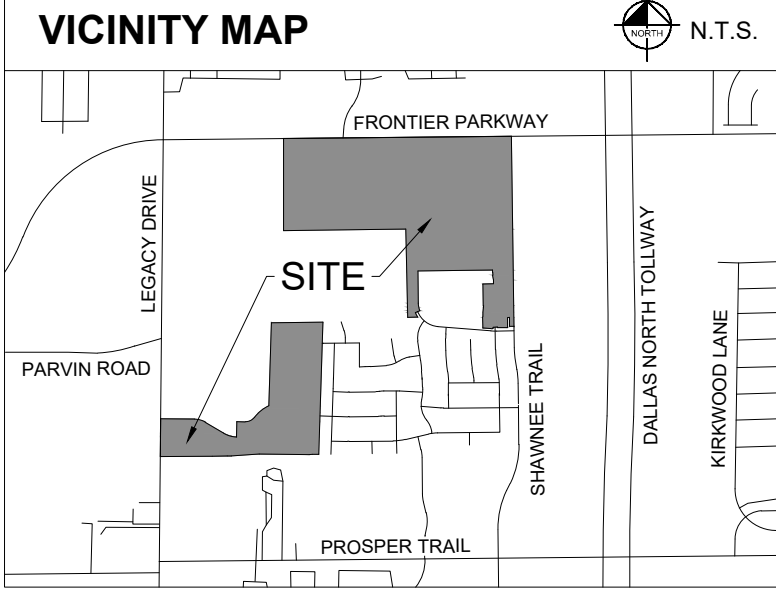
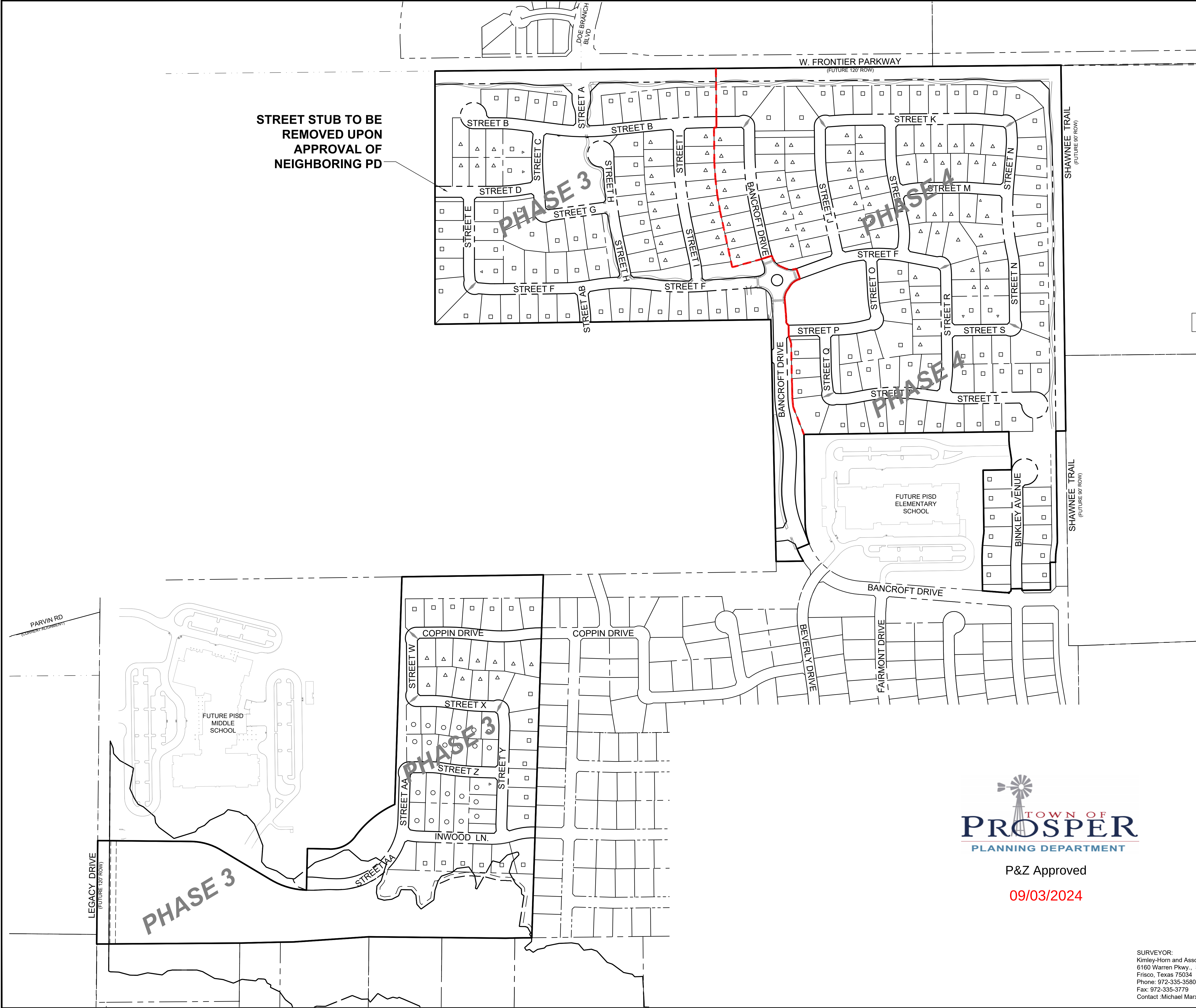
EXHIBIT D1 - WALKABILITY PLAN

Legacy Gardens

±297.75 ACRES IN THE COLLIN COUNTY SCHOOL SURVEY,
ABSTRACT #147 IN THE TOWN OF PROSPER,
COLLIN COUNTY, TEXAS
April 2022

APPLICANT / OWNER:
Risland Prosper 221 LLC
5600 Tennyson Parkway
Suite 225
Piano, TX 75024
P (281) 682-7321
E michael.hansch@rislandus.com
Contact: Michael Hanschen

ENGINEER / SURVEYOR:
Kimley-Horn and Associates
State of Texas Registration No. F-928
6160 Warren Parkway
Suite 200
Frisco, TX 75034
P (972) 335-3580
Contact: Thomas G. Coppin, PE



LEGEND	
D.R.C.C.T.	DEED RECORDS, COLLIN COUNTY, TEXAS
O.P.R.C.C.T.	OFFICIAL RECORDS, COLLIN COUNTY, TEXAS
P.R.C.C.T.	PLAT RECORDS, COLLIN COUNTY, TEXAS
CMF	CONCRETE MONUMENT FOUND
CMS	CONCRETE MONUMENT SET
IPF	IRON PIPE FOUND
IRF	IRON ROD FOUND
IRFC	IRON ROD WITH CAP FOUND
IRSC	IRON ROD WITH "KHA" CAP SET
MNF	MAG NAIL FOUND
MNS	MAG NAIL SET
XF	"X" CUT FOUND
XS	"X" CUT SET
A.E.	ACCESS EASEMENT
A.U.E.	ACCESS & UTILITY EASEMENT
B.L.	BUILDING LINE
W.M.E.	WALL MAINTENANCE EASEMENT
D.E.	DRAINAGE EASEMENT
D.D.E.	DRAINAGE & DETENTION EASEMENT
F.A.U.E.	FIRELANE, ACCESS & UTILITY EASEMENT
F.E.	FIRELANE EASEMENT
FFE MIN	MINIMUM FINISHED FLOOR ELEV.
H.B.T.E.	HIKE & BIKE TRAIL EASEMENT
L.S.E.	LANDSCAPE EASEMENT
HOA	HOMEOWNER'S ASSOCIATION
OF	OPEN FENCE REQUIRED
P.I.E.	PRIVATE IRRIGATION EASEMENT
P.W.M.E.	PRIVATE WALL MAINTENANCE EASEMENT
S.E.	STREET EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
S.U.E.	SIDEWALK & UTILITY EASEMENT
S.W.E.	SIDEWALK EASEMENT
U.E.	UTILITY EASEMENT
W.E.	WATER EASEMENT
◇	STREET NAME CHANGE
*	KEY LOT
△	KEY LOT HOUSE FRONT DIRECTION
▲	FRONT PORCH REQUIREMENT ON LOT

SEE SHEET 6 FOR DETAILS
& GENERAL NOTES

SEE SHEET 7 FOR
LINE/CURVE TABLES

DEVAPP-24-0060
PRELIMINARY PLAT
LEGACY GARDENS
PHASES 3 & 4

PD-115 ZONING
136.118 ACRES

271 RESIDENTIAL LOTS
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BLOCK R: LOT 1X; BLOCK S: 1X; BLOCK W: LOT 12X & 25X;

COLLIN COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 147
TOWN OF PROSPER, COLLIN COUNTY, TEXAS
PREPARED: 08/22/2024



P&Z Approved

09/03/2024

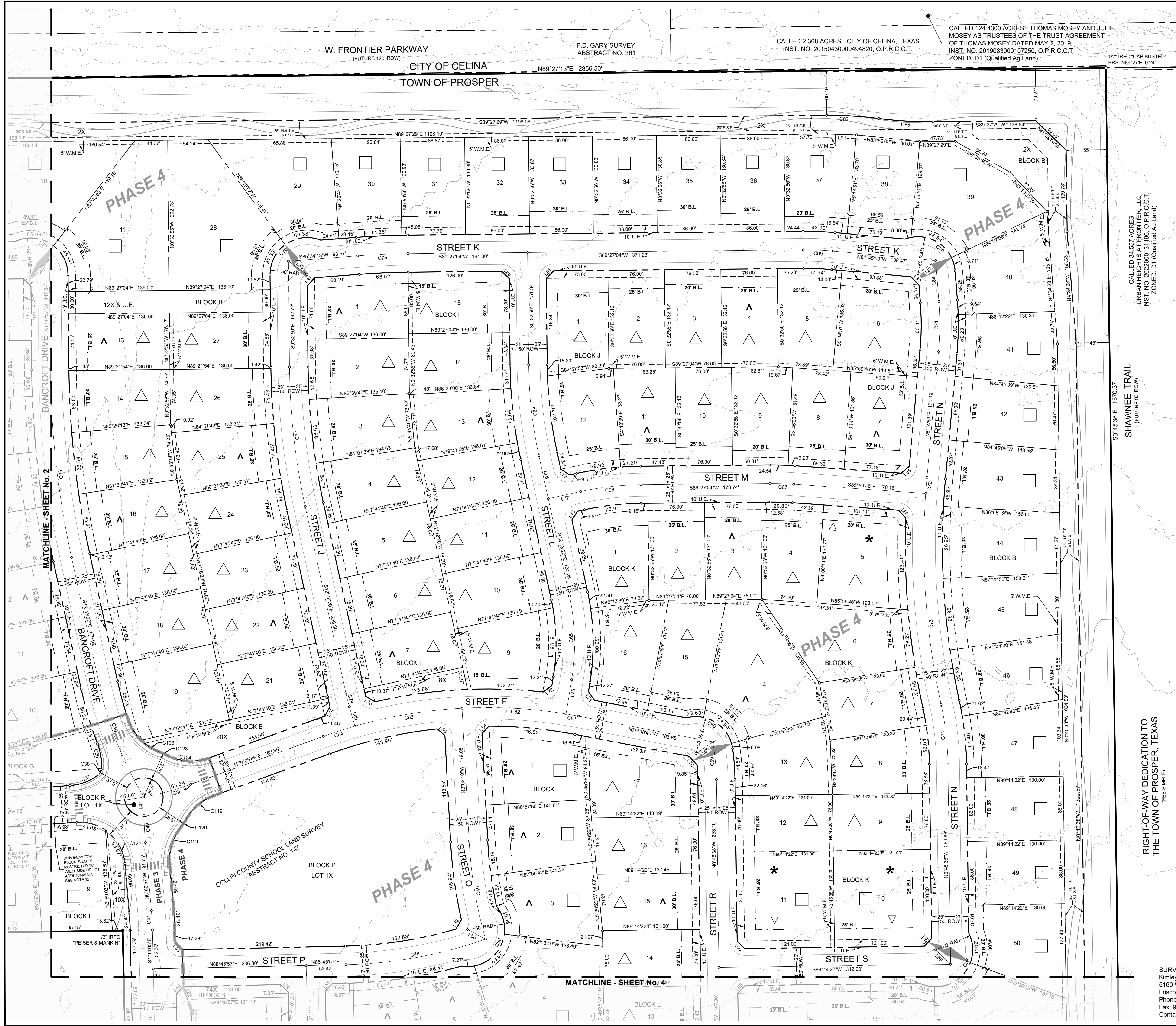
SURVEYOR:
Kimley-Horn and Associates, Inc.
6160 Warren Pkwy., Suite 210
Frisco, Texas 75034
Phone: 972-335-3580
Fax: 972-335-3779
Contact: Michael Marx, R.P.L.S.

ENGINEER:
Kimley-Horn and Associates, Inc.
6160 Warren Pkwy., Suite 210
Frisco, Texas 75034
Phone: 972-335-3580
Fax: 972-335-3779
Contact: Thomas Coppin, PE

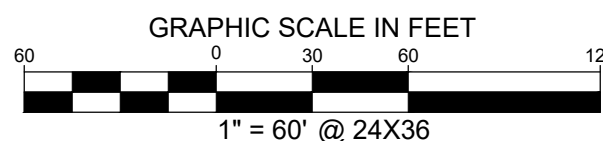
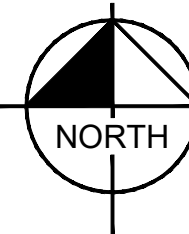
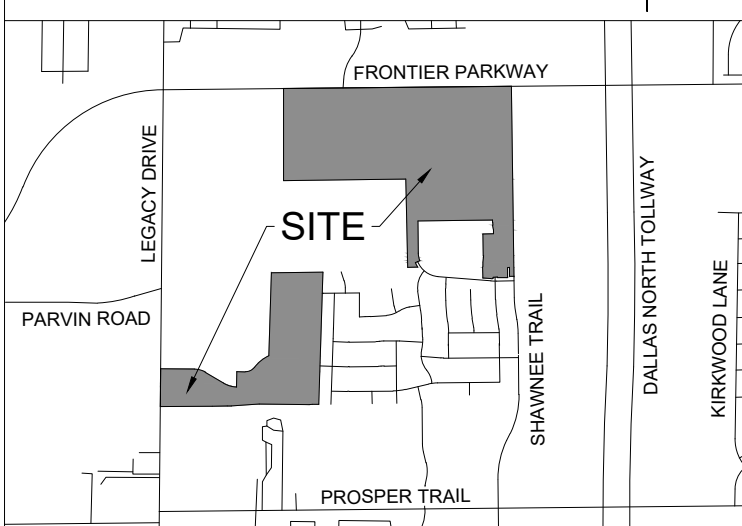
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 200'	GGL	KHA	Aug. 2024	068625035	1 OF 8

FILED:

OWNER:
TOLL SOUTHWEST LLC
2555 Sw Grapevine Pkwy Ste 100
Grapevine, TX 76051
Phone: 817-329-7973
Contact: Mike Boswell



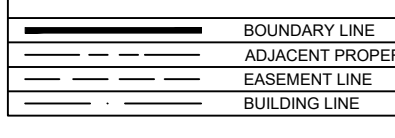
VICINITY MAP



LEGEND

- D.R.C.C.T. DEED RECORDS, TEXAS
O.P.R.C.C.T. OFFICIAL RECORDS, TEXAS
P.R.C.C.T. PLAT RECORDS, TEXAS
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CMS CONCRETE MONUMENT SET
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W.E. WATER EASEMENT
STREET NAME CHANGE
* KEY LOT
^ KEY LOT HOUSE FRONT DIRECTION
△ FRONT PORCH REQUIREMENT ON LOT

LINE TYPE LEGEND



LOT TYPE	TOTAL
STANDARD 8' LOT	23
STANDARD 9' LOT	101
STANDARD 10' LOT	147
TOTAL RESIDENTIAL LOTS	271

PRELIMINARY PLAT
LEGACY GARDENS
PHASES 3 & 4

PD-115 ZONING
136.118 ACRES

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BLOCK R: LOT 1X; BLOCK S: LOT 12X & 25X;

COLLIN COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 147
TOWN OF PROSPER, COLLIN COUNTY, TEXAS
PREPARED: 08/22/2024

Kimley»Horn

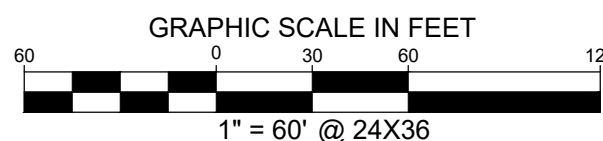
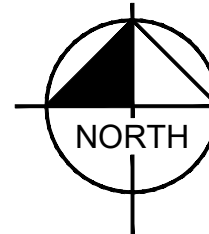
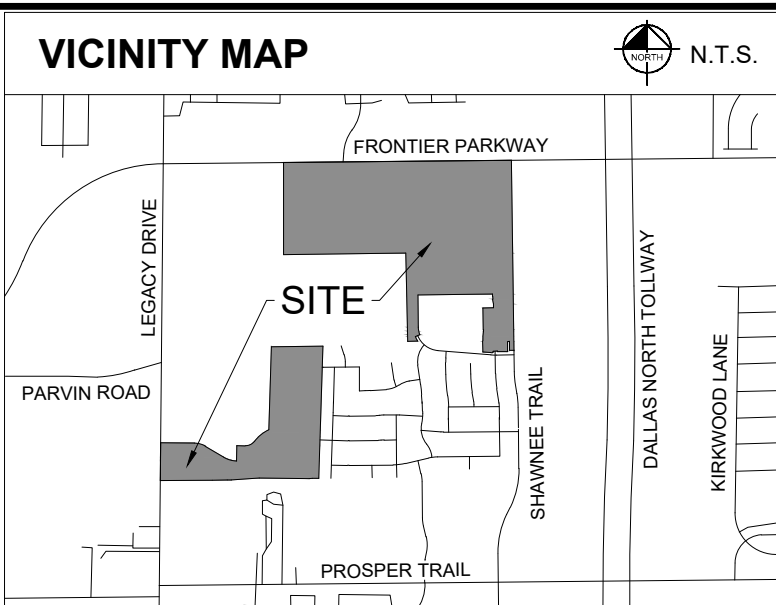
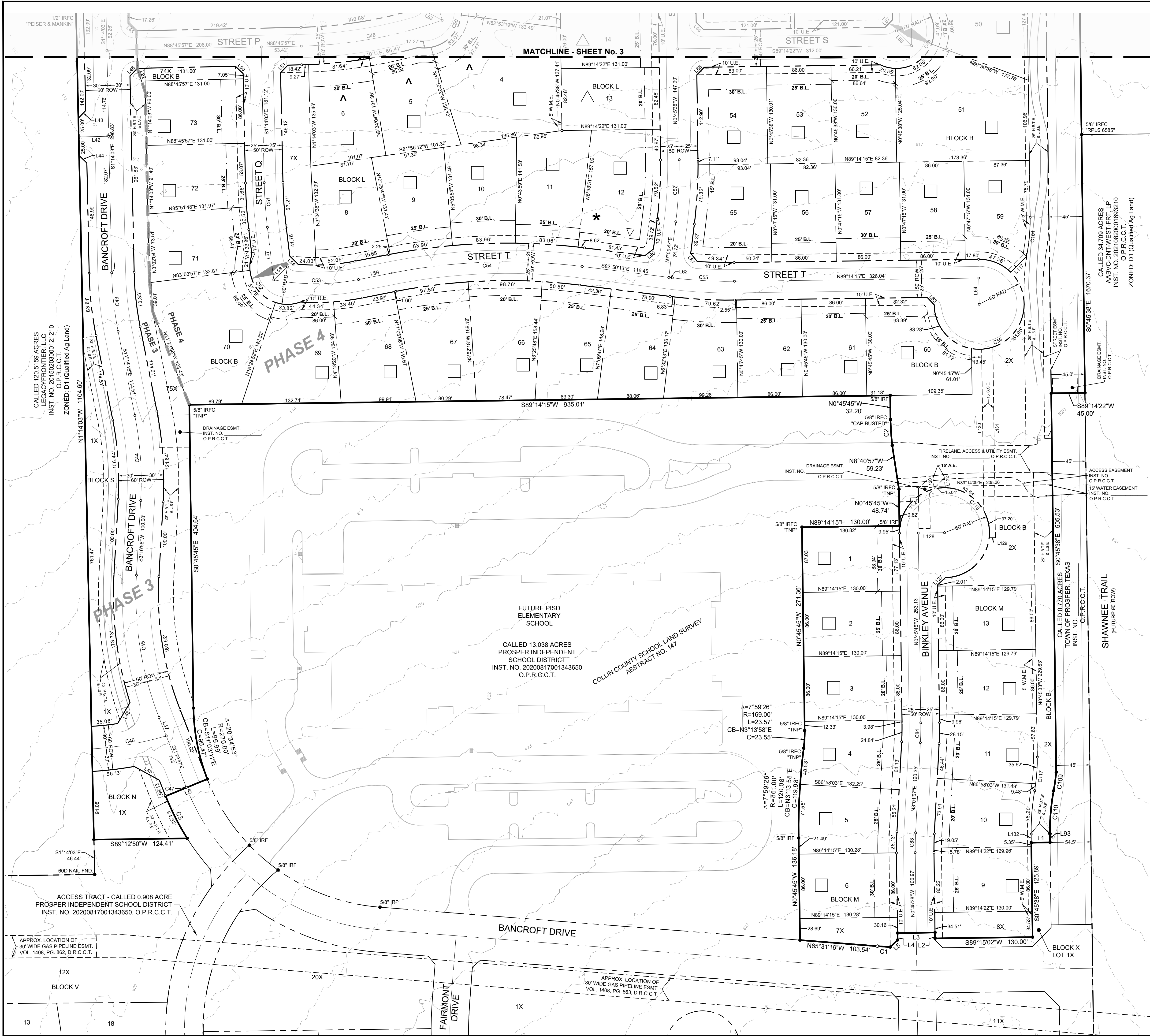
6160 Warren Parkway, Suite 210
Firm # 10193822
Scale: 1" = 60' Drawn by: GGL Checked by: KHA Date: Aug. 2024 Project No: 068625035 Sheet No: 3 OF 8

OWNER:
SOUTHWEST LLC
2555 Sw Grapevine Pkwy Ste 100
Frisco, Texas 75034
Phone: 972-335-3580
Contact: Mike Boswell

ENGINEER:
Kimley-Horn and Associates, Inc.
6160 Warren Pkwy., Suite 210
Frisco, Texas 75034
Phone: 972-335-3580
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Fax: 972-335-3779
Contact : Michael Marx, R.P.L.S.

RIGHT-OF-WAY DEDICATION TO
THE TOWN OF PROSPER, TEXAS
(FEE SIMPLE)



LEGEND

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LINE TYPE LEGEND

- BOUNDARY LINE
ADJACENT PROPERTY LINE
EASEMENT LINE
BUILDING LINE

LOT TYPE	TOTAL
STANDARD 8F LOT	23
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COLLIN COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 147
TOWN OF PROSPER, COLLIN COUNTY, TEXAS
PREPARED: 08/22/2024

Kimley»Horn
6160 Warren Parkway, Suite 210
Frisco, Texas 75034
FIRM # 10193822
Tel. No. (972) 335-3580
Fax No. (972) 335-3779

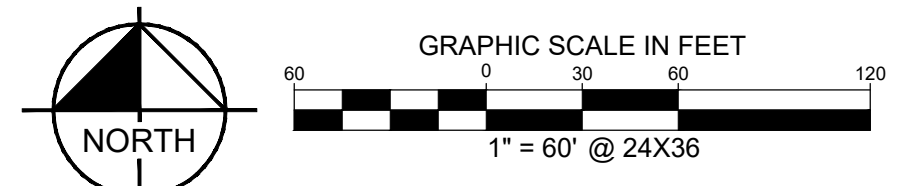
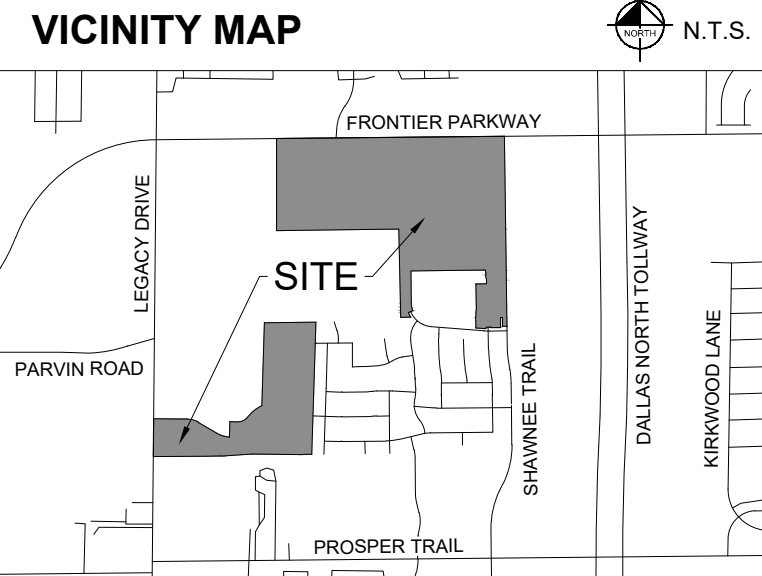
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FILED:

OWNER:
TOLL SOUTHWEST LLC
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Grapevine, TX 76051
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LEGEND

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* KEY LOT
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LINE TYPE LEGEND

BOUNDARY LINE
ADJACENT PROPERTY LINE
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SHEET KEY MAP
NTS

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136.118 ACRES

271 RESIDENTIAL LOTS
BLOCK A: LOTS 2-13; BLOCK B: LOTS 3-11, 13-19, 21-73;
BLOCK C: LOTS 2-8, 10-17; BLOCK D: LOTS 8-13, BLOCK E: LOTS 2-12;
BLOCK F: LOTS 1-9; BLOCK G: LOTS 1-8, 10-17; BLOCK H: LOTS 10-28
BLOCK I: LOTS 1-7, 9-15; BLOCK J: LOTS 1-12; BLOCK K: LOTS 1-16;
BLOCK L: LOTS 1-6, 8-17; BLOCK M: LOTS 1-6, 9-13; BLOCK O: LOTS 2-10, 12-16;
BLOCK Q: LOTS 1-7, 9-12; BLOCK W: LOTS 5-11, 13-24;

25 COMMON (HOA) LOTS
BLOCK A: LOT 1X; BLOCK B: LOTS 1X, 2X, 12X, 20X, 74X & 75X;
BLOCK C: LOTS 1X & 9X; BLOCK D: LOTS 6X, 7X; BLOCK E: LOT 1X;
BLOCK F: LOT 10X; BLOCK G: LOT 9X; BLOCK I: LOT 8X;
BLOCK L: LOT 7X; BLOCK M: LOT 7X & 8X; BLOCK N: LOT 1X;
BLOCK O: LOT 1X & 11X; BLOCK P: LOT 1X; BLOCK Q: LOT 8X;
BLOCK R: LOT 1X; BLOCK S: 1X; BLOCK W: LOT 12X & 25X;

COLLIN COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 147
TOWN OF PROSPER, COLLIN COUNTY, TEXAS
PREPARED: 08/22/2024

Kimley»Horn
6160 Warren Parkway, Suite 210
Frisco, Texas 75034
FIRM # 10193822
Tel. No. (972) 335-3580
Fax No. (972) 335-3779

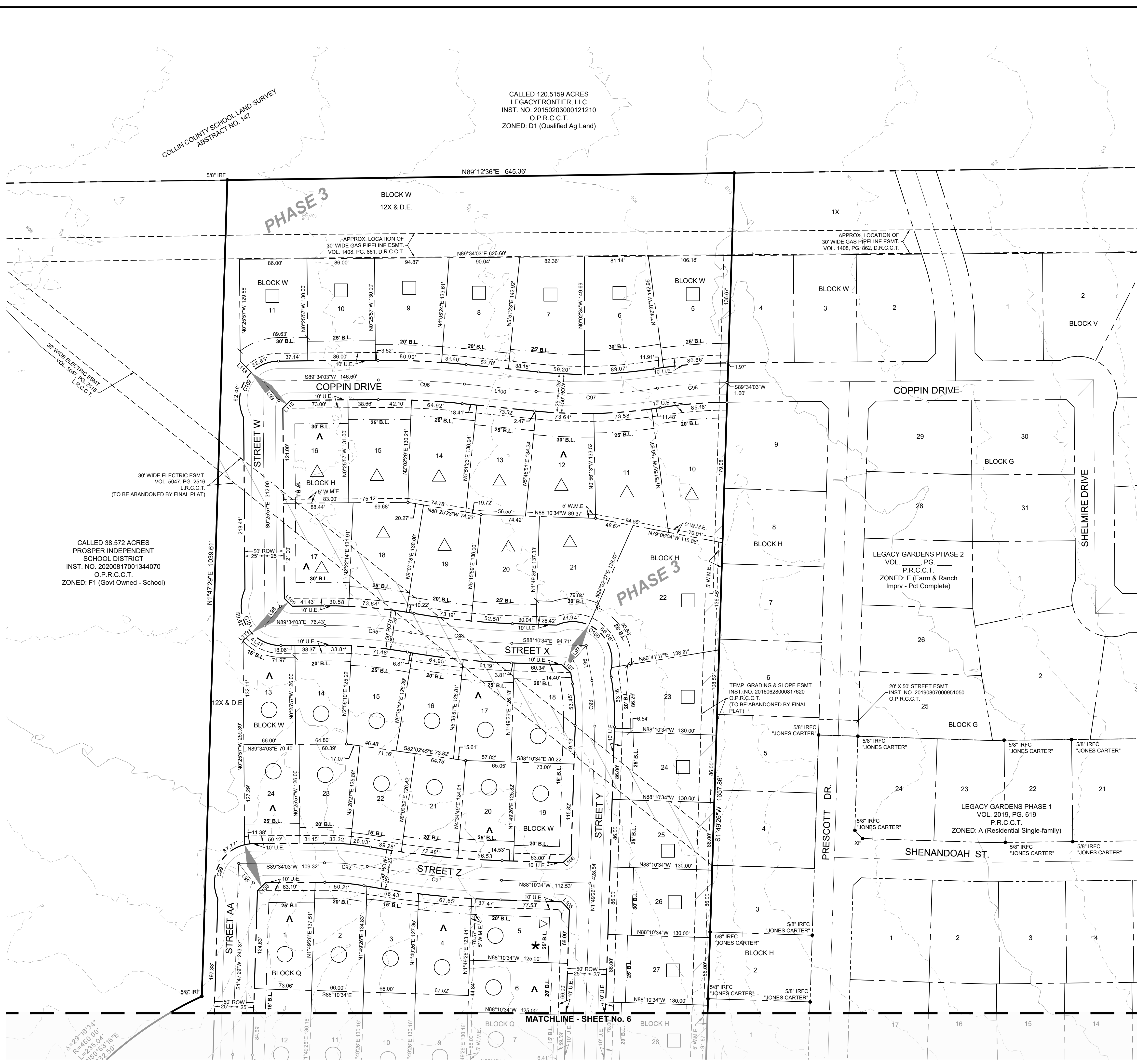
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	GGL	KHA	Aug. 2024	068625035	5 OF 8

OWNER:
TOLL SOUTHWEST LLC
2555 Sw Grapevine Pkwy Ste 100
Grapevine, TX 76051
Phone: 817-329-7973
Contact: Mike Boswell

SURVEYOR:
Kimley-Horn and Associates, Inc.
6160 Warren Pkwy., Suite 210
Frisco, Texas 75034
Phone: 972-335-3580
Fax: 972-335-3779
Contact: Michael Marx, R.P.L.S.

ENGINEER:
Kimley-Horn and Associates, Inc.
6160 Warren Pkwy., Suite 210
Frisco, Texas 75034
Phone: 972-335-3580
Fax: 972-335-3779
Contact: Thomas Coppin, PE

FILED:

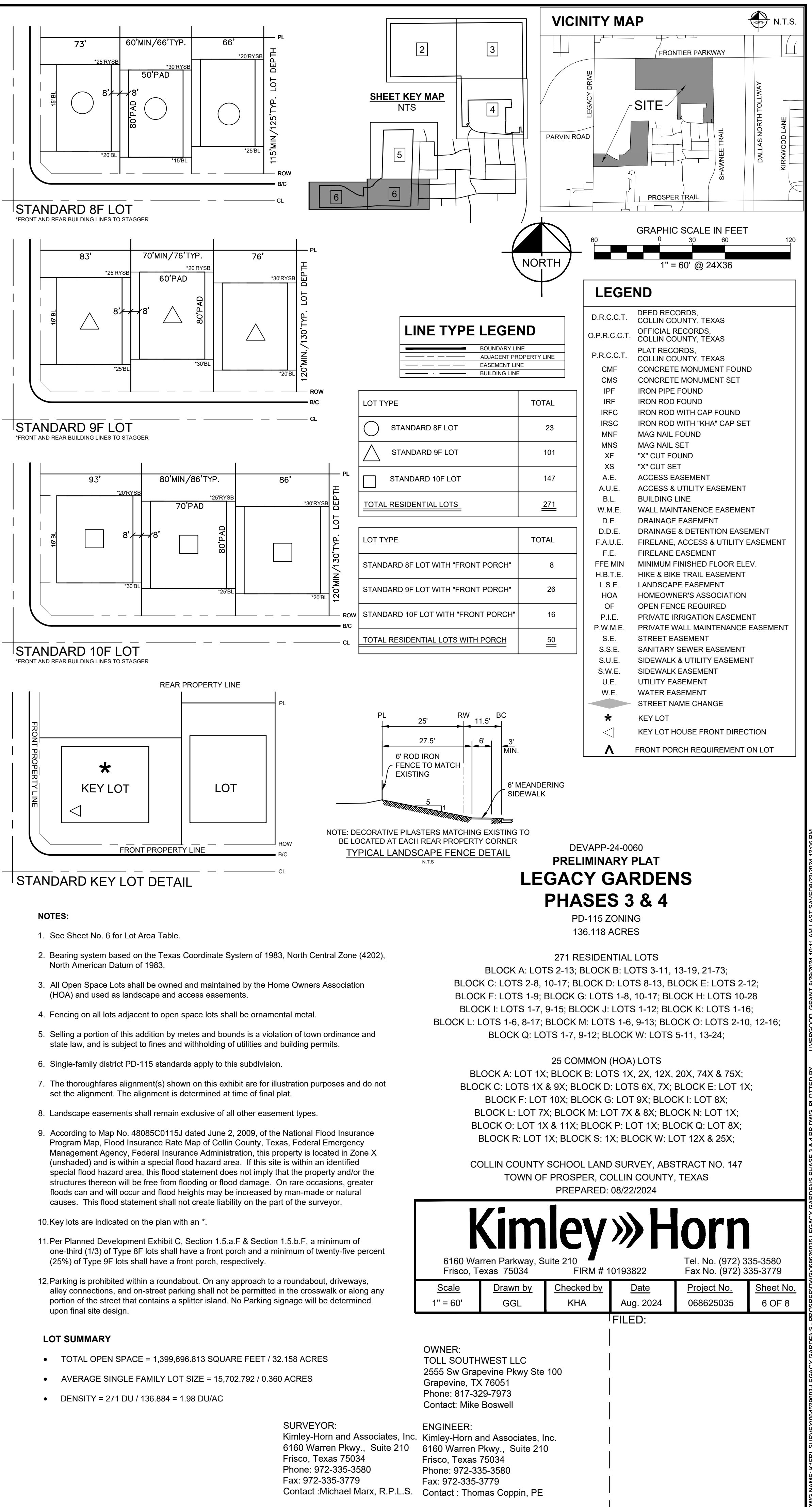


CALLED 120.5159 ACRES
LEGACYFRONTIER, LLC
INST. NO. 20150203000121210
O.P.R.C.C.T.
ZONED: D1 (Qualified Ag Land)

CALLED 38.572 ACRES
PROSPER INDEPENDENT
SCHOOL DISTRICT
INST. NO. 20200817001344070
O.P.R.C.C.T.
ZONED: F1 (Govt Owned - School)

1220°16'34"
P=600.00'
L=423.04'
152°51'16" E
122.50'

MATCHLINE - SHEET No. 6



LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	S89°14'22"W	25.00'	L67	N44°1'42"E	14.14'
L2	N00°45'38"W	7.75'	L68	N45°45'38"W	28.28'
L3	S89°14'22"W	50.00'	L69	S54°48'56"W	27.78'
L4	S00°45'38"E	9.18'	L70	N42°32'33"W	16.06'
L5	S46°01'52"W	13.69'	L71	S34°54'06"E	14.33'
L6	S67°41'17"W	60.01'	L72	N53°04'02"E	14.45'
L7	N46°12'16"E	13.70'	L73	S59°25'13"E	14.39'
L8	S00°00'12"W	35.00'	L74	N27°59'34"E	14.51'
L9	S42°37'22"E	13.53'	L75	S09°20'28"W	46.84'
L10	N37°55'03"W	14.18'	L76	S12°18'20"E	59.36'
L11	S52°04'27"W	14.10'	L77	S77°41'40"W	44.51'
L12	S04°34'19"E	42.63'	L78	S32°41'40"W	14.14'
L13	N37°55'41"E	14.75'	L79	S57°18'20"E	14.14'
L14	N52°04'19"W	13.51'	L80	N45°32'56"W	14.14'
L15	S44°59'47"E	14.14'	L81	S44°27'04"W	14.14'
L16	S45°00'13"W	14.14'	L82	N44°35'48"W	15.29'
L17	N08°11'57"W	31.88'	L83	S52°54'19"W	29.69'
L18	S43°27'30"W	25.50'	L84	N04°26'27"W	55.27'
L19	S84°53'03"E	68.16'	L85	N49°37'32"E	14.29'
L20	S46°32'30"E	15.69'	L86	N41°50'06"W	14.35'
L21	N50°48'38"W	14.41'	L87	S42°30'41"W	14.61'
L22	S37°06'19"W	14.39'	L88	S54°16'10"E	31.01'
L23	N00°47'27"W	16.17'	L89	S15°57'38"E	27.37'
L24	N40°32'15"E	13.43'	L90	N77°20'36"W	34.57'
L25	S46°46'32"E	15.17'	L91	S88°10'09"E	39.66'
L26	N00°32'56"W	7.42'	L92	S18°33'08"E	33.59'
L27	S89°27'04"W	35.00'	L93	S00°45'38"E	11.48'
L28	N49°06'31"W	13.66'	L94	S08°41'46"E	21.86'
L29	N37°45'58"E	14.25'	L95	N37°43'53"W	31.43'
L30	N53°07'56"W	14.25'	L96	N09°18'43"W	44.96'
L31	S51°07'39"E	13.75'	L97	N41°15'22"E	25.89'
L32	N38°52'21"E	29.08'	L98	S38°13'39"W	32.02'
L33	S02°50'42"E	69.83'	L99	N39°05'32"W	32.02'
L34	N42°52'27"E	13.96'	L100	N84°06'37"W	91.93'
L35	S48°24'33"E	14.00'	L101	S60°34'11"W	14.84'
L36	S43°14'43"W	14.44'	L102	S34°43'33"E	14.72'
L37	N47°19'14"W	13.70'	L103	S40°39'38"W	13.78'
L38	S45°40'36"E	14.11'	L104	S55°17'50"E	12.82'
L39	N45°32'56"W	14.14'	L105	N43°10'34"W	14.14'
L40	N50°47'29"E	32.02'	L106	S46°49'26"W	14.14'
L41	S00°46'32"E	24.36'	L107	S48°44'38"E	15.45'
L42	S88°46'49"W	40.00'	L108	N45°40'46"E	14.41'
L43	S44°01'57"W	14.08'	L109	S45°25'57"E	14.14'
L44	N45°58'12"W	14.21'	L110	N44°34'03"W	14.14'
L45	S46°14'03"E	14.14'	L111	S88°42'44"E	25.00'
L46	S43°45'57"W	14.14'	L112	S84°21'15"E	46.70'
L47	S21°20'37"E	26.44'	L113	S88°42'44"E	25.00'
L48	N30°26'42"E	32.54'	L114	S88°42'44"E	25.00'
L49	N61°26'57"W	38.24'	L115	N86°55'48"E	46.70'
L50	N46°14'03"W	14.14'	L116	S88°42'43"E	25.00'
L51	S43°45'57"W	14.14'	L117	S44°39'08"W	30.00'
L52	N30°09'49"E	14.57'	L118	S44°42'07"E	20.00'
L53	N61°48'35"W	27.42'	L119	N47°05'24"E	15.00'
L54	S43°20'20"W	13.80'	L120	N06°06'13"W	17.60'
L55	N49°24'40"W	13.80'	L122	N06°06'13"W	17.60'
L56	S45°33'45"E	15.62'	L123	N00°32'56"W	33.19'
L57	N06°56'03"W	70.69'	L124	N00°32'56"W	48.19'
L58	N46°06'55"E	25.03'	L125	N00°32'56"W	48.19'
L59	N78°54'52"E	45.65'	L126	S00°32'56"E	80.02'
L60	N52°09'47"E	14.14'	L127	N46°36'41"E	13.53'
L61	S39°05'31"E	13.83'	L128	N89°14'15"E	35.00'
L62	S82°50'13"E	4.80'	L129	N89°14'15"E	8.28'
L63	N43°23'19"W	13.53'	L130	N00°45'45"W	215.58'
L64	N00°45'45"W	35.00'	L131	N00°45'45"W	254.13'
L65	S44°14'22"W	14.14'	L132	S00°45'38"E	11.50'
L66	S45°45'38"E	14.14'			

CURVE TABLE					CURVE TABLE				
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD	NO.	DELTA	RADIUS	LENGTH
C1	1°17'01"	770.00'	17.25'	S86°09'46"E	17.25'	C66	11°45'24"	400.00'	82.08'
C2	6°05'52"	325.00'	34.59'	N03°48'41"W	34.57'	C67	4°33'10"	400.00'	31.78'
C3	10°59'47"	330.00'	63.33'	S27°01'05"E	63.24'	C68	11°45'24"	600.00'	123.12'
C4	10°50'39"	269.00'	50.91'	N85°07'12"W	50.84'	C69	5°47'47"	400.00'	40.47'
C5	10°50'39"	291.00'	55.06'	N85°07'12"W	54.99'	C70	106°09'13"	50.00'	92.64'
C6	22°42'20"	111.50'	44.19'	N11°54'06"W	43.90'	C71	9°41'18"	400.00'	67.64'
C7	22°42'20"	86.50'	35.07'	N11°54'06"W	34.84'	C72	11°14'38"	1000.00'	21.71'
C8	6°12'44"	1000.00'	108.42'	S85°51'30"E	108.37'	C73	16°22'21"	1000.00'	285.75'
C9	7°14'38"	600.00'	75.86'	N86°22'28"W	75.81'	C74	11°36'30"	400.00'	81.04'
C10	27°02'40"	60.00'	282.79'	S45°01'34"W	84.82'	C75	3°52'43"	1000.00'	67.69'
C11	11°49'10"	1000.00'	206.29'	S01°20'16"W	205.92'	C76	11°57'45"	50.00'	97.71'
C12	9°34'32"	800.00'	133.70'	N85°12'57"E	133.54'	C77	11°45'24"	922.00'	189.19'
C13	8°12'10"	400.00'	57.27'	S04°05'52"E	57.22'	C78	3°39'18"	300.00'	19.14'
C14	128°28'23"	50.00'	112.11'	S46°29'22"E	90.06'	C79	78°03'00"	300.03'	406.72'
C15	5°54'24"	400.00'	41.24'	S87°50'15"E	41.22'	C80	11°23'01"	301.44'	59.89'
C16	6°01'20"	800.00'	84.09'	N86°11'53"E	84.05'	C81	10°49'59"	250.00'	47.27'
C17	3°34'24"	800.00'	49.89'	N81°24'01"E	49.89'	C82	7°59'26"	504.00'	70.29'
C18	6°05'57"	300.00'	31.93'	N03°50'25"W	31.92'	C83	3°47'34"	400.00'	26.48'
C19	10°56'53"	800.00'	152.87'	S85°05'16"W	152.63'	C84	3°47'41"	400.00'	26.49'
C20	7°11'07"	800.00'	100.33'	N85°50'44"W	100.26'	C85	7°59'26"	526.00'	73.36'
C21	11°20'23"	300.00'	59.37'	N06°38'09"W	59.28'	C86	15°55'11"	400.00'	111.14'
C22	4°37'21"	1888.00'	152.32'	S09°59'40"E	152.28'	C87	10°54'22"	300.00'	57.10'
C23	7°08'03"	1888.00'	235.08'	S04°06'58"E	234.93'	C88	8°58'15"	299.95'	46.96'
C24	270°43'12"	60.00'	283.50'	S44°05'28"W	84.32'	C89	19°52'31"	300.00'	104.07'
C25	144°47'42"	50.00'	126.36'	S51°07'39"E	95.32'	C90	9°06'36"	300.00'	47.70'
C26	10°35'32"	1220.00'	225.54'	S87°32'56"E	225.22'	C91	8°12'21"	1200.00'	171.87'
C27	1°01'04"	1220.00'	21.67'	N86°38'46"E	21.67'	C92	10°27'44"	300.00'	54.78'
C28	9°27'38"	300.00'	49.54'	N07°34'31"W	49.48'	C93	11°08'08"	300.00'	58.31'
C29	11°45'24"	1566.00'	321.33'	S06°25'38"E	320.77'	C94	8°14'07"	900.00'	129.36'
C30	2°57'11"	3067.00'	158.07'	S87°58'29"W	158.05'	C95	10°29'29"	600.00'	109.87'
C31	2°34'05"	3067.00'	137.46'	S85°12'51"W	137.45'	C96	6°17'20"	1000.00'	109.76'
C32	7°06'19"	1000.00'	124.01'	N87°28'58"E	123.93'	C97	14°46'30"	600.00'	154.72'
C33	22°42'20"	88.50'	35.07'	S10°48'14"W	34.84'	C98	8°29'10"	600.00'	88.87'
C34	22°42'20"	111.50'	44.19'	S10°48'14"W	43.90'	C99	100°34'44"	50.00'	87.77'
C35	115°50'31"	50.00'	101.09'	N58°28'12"W	84.73'	C100	130°32'54"	50.00'	113.92'
C36	11°45'24"	1244.00'	255.26'	S06°25'38"E	254.81'	C101	68°19'11"	50.00'	59.62'
C37	33°20'45"	70.50'	41.03'	N69°20'34"E	40.45'	C102	115°50'31"	50.00'	101.09'
C38	46°34'42"	10.50'	8.54'	N29°22'51"E	8.30'	C103	24°24'02"	70.50'	30.02'
C39	27°01'57"	70.50'	33.26'	N07°25'29"W	32.95'	C104	12°16'58"	244.50'	52.41'
C40	17°56'40"	500.00'	156.60'	S21°16'40"E	155.96'	C105	4°21'28"	261.50'	19.89'
C41	3°46'54"	400.00'	26.40'	N03°07'30"W	26.40'	C106	4°21'28"	240.50'	18.29'
C42	4°14'25"	500.00'	37.00'	S02°53'45"E	36.99'	C107	4°21'28"	240.50'	18.29'
C43	10°00'13"	450.00'	78.57'	S06°14'09"E	78.47'	C108	4°21'28"	261.50'	19.89'
C44	14°31'12"	450.00'	114.04'	N03°58'40"W	113.73'	C109	5°19'14"	269.50'	25.03'
C45	24°37'33"	450.00'	193.41'	S09°01'51"E	191.93'	C110	11°30'40"	287.13'	57.69'
C46	12°50'02"	450.00'	100.80'	N80°04'23"E	100.59'	C111	70°56'42"	2.00'	2.48'
C47	0°05'49"	300.00'	0.51'	S21°23'32"E	0.51'	C112	70°56'42"	2.00'	2.48'
C48	18°19'05"	600.00'	191.83'	N79°36'25"E	191.01'	C113	19°03'18"	75.00'	24.94'
C49	12°49'22"	600.00'	134.28'	S09°26'51"E	134.00'	C114	90°00'00"	6.00'	9.42'
C50	138°04'51"	50.00'	120.50'	N30°07'39"E	93.38'	C115	90°00'00"	6.00'	9.42'
C51	5°42'01"	600.00'	59.69'	S04°05'03"E	59.67'	C116	19°03'18"	75.00'	24.94'
C52	129°14'41"	50.00'	112.79'	S45°42'53"E	90.35'	C117	10°34'07"	244.50'	45.10'
C53	21°42'44"	300.00'	113.68'	N89°46'14"E	113.01'	C118	270°03'31"	60.00'	282.80'
C54	18°14'56"	800.00'	254.80'	S88°02'20"W	253.73'	C119	41°39'40"	70.50'	51.26'
C55	7°55'32"	600.00'	83.00'	S86°47'59"E	82.93'	C120	10°24'53"	64.50'	11.72'
C56	270°02'42"	60.00'	282.79'	N44°15'36"E	84.82'	C121	43°51'56"	70.50'	53.97'
C57	7°55'25"	600.00'	82.98'	N03°12'05"E	82.91'	C122	50°24'27"	61.00'	53.67'
C58	141°41'02"	50.00'	123.64'	N44°14'22"E	94.46'	C123	8°22'06"	64.50'	9.42'
C59	9°44'09"	300.00'	50.98'	N05°37'43"W	50.92'	C124	48°06'30"	70.50'	59.20'
C60	96°54'31"	50.00'	84.57'	N56°31'56"W	74.84'				
C61	1°30'52"	650.00'	17.18'	N79°54'06"W	17.18'				
C62	12°22'38"	650.00'	140.41'	N86°50'51"W	140.14'				
C63	12°55'28"	650.00'	146.62'	S80°30'06"W	146.31'				
C64	3°56'36"	650.00'	44.74'	S72°04'04"W	44.73'				
C65	21°38'48"	300.00'	113.34'	N01°28'56"W	112.67'				

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C66	11°45'24"	400.00'	82.08'	S83°34'22"W	81.93'
C67	4°33'10"	400.00'	31.78'	N86°16'21"W	31.78'
C68	11°45'24"	600.00'	123.12'	S06°25'38"E	122.90'
C69	5°47'47"	400.00'	40.47'	N87°39'03"W	40.45'
C70	106°09'13"	50.00'	92.64'	N57°31'04"W	79.94'
C71	9°41'18"	400.00'	67.64'	N00°24'12"E	67.56'
C72	11°14'38"	1000.00'	21.71'	S04°37'32"W	21.71'
C73	16°22'21"	1000.00'	285.75'	S04°10'58"E	284.78'
C74	11°36'30"	400.00'	81.04'	N06°33'53"W	80.80'
C75	3°52'43"	1000.00'	67.69'	S87°30'43"W	67.68'
C76	11°15'74"	50.00'	91.77'	S55°25'56"W	82.89'
C77	11°45'24"	922.00'	189.19'	S06°25'38"E	188.86'
C78	3°39'18"	300.00'	19.14'	S14°07'59"E	19.13'
C79	78°03'00"	300.00'	408.72'	N52°15'58"E	377.84'
C80	11°23'01"	301.44'	59.89'	N07°29'47"E	59.79'
C81	10°49'58"	250.00'	47.22'	S82°45'45"E	47.20'
C82	7°59'28"	504.00'	70.29'	N86°32'48"W	70.23'
C83	3°47'34"	400.00'	26.48'	S01°08'09"W	26.47'
C84	3°47'41"	400.00'	26.49'	N01°08'06"E	26.49'
C85	7°59'28"	526.00'	73.36'	N86°32'48"W	73.30'
C86	15°55'11"	400.00'	111.14'	N78°03'21"E	110.78'
C87	10°54'22"	300.00'	57.10'	N86°22'15"E	57.02'
C88	8°58'15"	299.95'	46.96'	N87°25'59"E	46.91'
C89	19°52'31"	300.00'	104.07'	S81°53'10"W	103.55'
C90	9°06'36"	300.00'	47.70'	S02°44'52"E	47.65'
C91	8°12'21"	1200.00'	171.87'	S84°03'24"E	171.72'
C92	10°27'44"	300.00'	54.78'	N85°12'05"W	54.70'
C93	11°07'08"	300.00'	58.31'	N83°44'38"W	58.21'
C94	8°14'07"	900.00'	129.38'	S84°03'31"E	129.25'
C95	10°29'23"	600.00'	109.87'	N85°11'12"W	109.71'
C96	6°17'20"	1000.00'	109.76'	N87°17'17"W	109.71'
C97	14°46'30"	600.00'	154.72'	N88°28'08"E	154.30'
C98	8°29'10"	600.00'	88.87'	S85°19'28"W	88.79'
C99	100°34'44"	50.00'	87.77'	S26°14'21"W	76.93'
C100	130°32'54"	50.00'	113.92'	N48°44'38"W	90.83'
C101	68°19'11"	50.00'	59.62'	S08°45'01"E	56.15'
C102	115°50'31"	50.00'	101.09'	S31°38'48"W	84.73'
C103	24°24'20"	70.50'	30.02'	S57°54'9"E	29.80'
C104	12°16'58"	244.50'	52.81'	N05°10'05"E	52.31'
C105	4°21'28"	261.50'	19.89'	N86°31'59"W	19.88'
C106	4°21'28"	240.50'	18.29'	S86°31'59"E	18.29'
C107	4°21'28"	240.50'	18.29'	S86°31'59"E	18.29'
C108	4°21'28"	261.50'	19.89'	N89°06'32"E	19.88'
C109	5°19'14"	289.50'	25.03'	S07°57'22"W	25.02'
C110	11°30'40"	261.50'	57.69'	S04°54'42"E	57.59'
C111	70°56'42"	2.00'	2.48'	S55°04'35"E	2.32'
C112	70°56'42"	2.00'	2.48'	S53°58'43"E	2.32'
C113	19°03'18"	75.00'	24.94'	S10°04'35"E	24.83'
C114	90°00'00"	6.00'	9.42'	N45°27'06"W	8.49'
C115	90°00'00"	6.00'	9.42'	N45°32'56"W	8.49'
C116	19°03'18"	75.00'	24.94'	N08°56'43"E	24.83'
C117	10°34'07"	244.50'	45.10'	N04°31'26"E	45.01'
C118	27°03'31"	60.00'	282.80'	N45°44'59"W	84.84'
C119	41°39'40"	70.50'	51.26'	S49°15'56"W	50.14'
C120	10°24'53"	64.50'	11.72'	N33°58'31"E	11.71'
C121	43°51'56"	70.50'	53.97'	S16°50'12"W	52.67'
C122	50°24'27"	61.00'	53.67'	N30°13'10"W	51.91'
C123	8°22'06"	64.50'	9.42'	N85°58'47"W	9.45'
C124	48°06'30"	70.50'	59.20'	S85°50'59"E	57.47'

STATE OF TEXAS

COUNTY OF COLLIN

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Tract 1

BEING a tract of land situated in the Collin County School Land Survey, Abstract No. 147, Town of Celina, Collin County, Texas, and being part of a called 130-acre tract of land described as "Tract 1" conveyed to DFW Prosper Frontier, as evidenced by the Special Warranty Deed recorded in Instrument No. 2024000061014, Official Public Records of Collin County, Texas and being more particularly described as follows:

BEGINNING at a 5/8" iron rod with plastic cap stamped "KHA" set in the south right-of-way line of W. Frontier Parkway (a variable width right-of-way) and of a called 2.368-acre tract of and conveyed to the City of Celina, Texas as as evidenced by the Special Warranty Deed recorded in Instrument No. 20150430000494820, Official Public Records of Collin County, Texas, at the northeast corner of said 130-acre tract and the northwest corner of a called 34.557-acre tract of land conveyed to Urban Heights at Frontier, LLC, as evidenced by the Special Warranty Deed recorded in Instrument No. 2022000131196, Official Public Records of Collin County, Texas;

THENCE South 00°45'38" East, with the east line of said 130-acre tract and the west line of said 34.557-acre tract, at a distance of 1325.90 feet, passing a 5/8" iron rod with plastic cap stamped "RPLS 6585" found at the southwest corner of said 34.557-acre tract and the northeast corner of a called 34.709-acre tract of land conveyed to AABVC-DNT-WEST-FRT, LP, as evidenced by the Special Warranty Deed recorded in Instrument No. 20210820001693210, Official Public Records of Collin County, Texas, continuing with said east line and the west line of said 34.709-acre tract, in all a total distance of 1,670.37 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for the northeast corner of a called 0.770-acre tract of land described in a deed to the Town of Prosper, Texas, recorded in Instrument No. _____, Official Public Records of Collin County, Texas;

THENCE departing said east line and said west line and with north and west lines of said 0.770-acre tract the following courses and distances:

South 89°14'22" West, a distance of 45.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for the northwest corner of said 0.770-acre tract;

South 00°45'38" East, a distance of 605.53 feet to a 5/8" iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the right with a radius of 269.50 feet, a central angle of 05°19'14", and a chord bearing and distance of South 07°57'22" West, 25.02 feet;

In a southerly direction, with said non-tangent curve to the right, an arc distance of 25.03 feet to a 5/8" iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the left with a radius of 287.13 feet, a central angle of 11°30'40", and a chord bearing and distance of South 04°58'42" West, 57.59 feet;

In a southerly direction, with said non-tangent curve to the left, an arc distance of 57.69 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South 00°45'38" East, a distance of 11.48 feet to a 5/8" iron rod with plastic cap stamped "KHA" found for the northeast corner of Lot 1X, Block X, Legacy Gardens Phase 2, an addition to the Town of Prosper, Texas, according to the plat thereof recorded in Instrument No. _____, Plat Records, Collin County, Texas;

THENCE departing said west line and long the northerly line of said Legacy Gardens Phase 2 the following courses and distances:

South 89°14'22" West, a distance of 25.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" found for corner;

South 00°45'38" East, a distance of 125.89 feet to a 5/8" iron rod with plastic cap stamped "KHA" found for corner;

South 89°15'02" West, a distance of 130.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" found for corner;

North 00°45'38" West, a distance of 7.75 feet to a 5/8" iron rod with plastic cap stamped "KHA" found for corner;

South 89°14'22" West, a distance of 50.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" found for corner;

South 00°45'38" East, a distance of 9.18 feet to a 5/8" iron rod with plastic cap stamped "KHA" found for corner;

South 46°01'52" West, a distance of 13.69 feet to a 5/8" iron rod with plastic cap stamped "KHA" found at the beginning of a non-tangent curve to the right with a radius of 770.00 feet, a central angle of 01°17'01", and a chord bearing and distance of North 86°09'46" West, 17.25 feet;

In a northwesterly direction, with said non-tangent curve to the right, an arc distance of 17.25 feet to a 5/8" iron rod with plastic cap stamped "KHA" found for corner;

North 85°31'16" West, a distance of 103.54 feet to a 5/8" iron rod with plastic cap stamped "KHA" found for corner at the southeast corner of a called 13.038-acre tract of and conveyed to Prosper Independent School District, as evidenced by the Special Warranty Deed recorded in Instrument No. 20200817001343650, Official Public Records of Collin County, Texas;

THENCE with the east line of said 13.038-acre tract, the following courses and distances:

North 00°45'45" West, a distance of 136.18 feet to a 5/8" iron rod found at the beginning of a tangent curve to the right with a radius of 861.00 feet, a central angle of 07°59'26", and a chord bearing and distance of North 03°13'58" East, 119.98 feet;

In a northeasterly direction, with said tangent curve to the right, an arc distance of 120.08 feet to a 5/8" iron rod with plastic cap stamped "TNP" found at the beginning of a reverse curve to the left with a radius of 169.00 feet, a central angle of 07°59'26", and a chord bearing and distance of North 03°13'58" East, 23.55 feet;

In a northeasterly direction, with said reverse curve to the left, an arc distance of 23.57 feet to a 5/8" iron rod with plastic cap stamped "TNP" found for corner;

North 00°45'45" West, a distance of 271.36 feet to a 5/8" iron rod with plastic cap stamped "TNP" found for corner;

North 89°14'15" East, a distance of 130.00 feet to a 5/8" iron rod found for corner;

North 00°45'45" West, a distance of 48.74 feet to a 5/8" iron rod with plastic cap stamped "TNP" found for corner;

North 08°40'57" West, a distance of 59.23 feet to a 5/8" iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the right with a radius of 325.00 feet, a central angle of 06°05'52", and a chord bearing and distance of North 03°48'41" West, 34.57 feet;

In a northwesterly direction, with said non-tangent curve to the right, an arc distance of 34.59 feet to a 5/8" iron rod with plastic cap (damaged) found for corner;

North 00°45'45" West, a distance of 32.20 feet to a 5/8" iron rod found for corner at the northeast corner of said 13.038-acre tract;

THENCE South 89°14'15" West, with the north line of said 13.038-acre tract, a distance of 935.01 feet to a 5/8" iron rod with plastic cap stamped "TNP" found for corner at the northwest corner of said 13.038-acre tract;

THENCE with the east line of said 13.038-acre tract, the following courses and distances:

South 00°45'45" East, a distance of 404.64 feet to a 5/8" iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the left with a radius of 270.00 feet, a central angle of 20°34'53", and a chord bearing and distance of South 11°03'11" East, 96.47 feet;

In a southeasterly direction, with said tangent curve to the left, an arc distance of 96.99 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner at the easterly end of the northwest terminus of said Bancroft Drive;

THENCE South 67°41'17" West, with said terminus, a distance of 60.01 feet to a 5/8" iron rod with plastic cap stamped "KHA" set at the westerly end of said terminus, at the beginning of a non-tangent curve to the left with a radius of 330.00 feet, a central angle of 10°59'47", and a chord bearing and distance of South 27°01'05" East, 63.24 feet; said point being in the east line of Lot 1X, Block N, of the aforementioned Legacy Gardens Phase 2,;

THENCE in a southeasterly direction, with the southwest line of said Bancroft Drive, with said non-tangent curve to the left, an arc distance of 63.33 feet to a 5/8" iron rod with plastic cap stamped "KHA" found for corner at the easternmost corner of said Lot 1X, Block N, and the northeast corner of Lot 12X, Block V of said Legacy Gardens Phase 2;

THENCE South 89°12'50" West, with the common line of said Lot 1X and Lot 12X, a distance of 124.41 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner in the east line of a called 120.5159-acre tract of land conveyed to LegacyFrontier LLC, as evidenced by the Special Warranty Deed recorded in Instrument No. 20150203000121210, Official Public Records of Collin County, Texas, at the southwest corner of said Lot 1X, Block N;

THENCE North 01°14'03" West, with said east line of the 120.5159-acre tract, a distance of 1,104.60 feet to a 1/2" iron rod with plastic cap stamped "Peiser & Mankin" found for corner at a re-entrant corner of said 120.5159-acre tract;

THENCE South 89°12'33" West, with a northerly line of said 120.5159-acre tract, a distance of 1,532.96 feet to a 1/2" iron rod found for corner at a re-entrant corner of said 120.5159-acre tract;

THENCE North 00°00'13" East, with an easterly line of said 120.5159-acre tract, a distance of 1,155.80 feet to a 1/2"

ACCESS EASEMENT

The undersigned covenants and agrees that the access easement(s) may be utilized by any person of the general public for ingress and egress to other real property, and for the purpose of general public vehicular 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 time of the Town of Prosper, its agents, employees, workmen and representatives having ingress, egress, and regress in, along, upon, and across said premises.

LANDSCAPE EASEMENT

The undersigned covenants and agrees that the landscape easement and restrictions herein set forth shall run with the land and be binding on the owner(s) of the property in this subdivision, their successors and assigns, and all parties claiming by, through and under them. In the event a Replat is requested on all or part of this property, the Town may require any similar or additional restrictions at its sole discretion. The sole responsibility for maintenance and replacement of landscape materials thereof shall be borne by any 'homeowners' association hereafter established for the owners of lots in this subdivision and/or the owner of the individual lots within this subdivision. Such maintenance and replacement shall be in conformance with the requirements, standards, and specifications of the Town of Prosper, as presently in effect or as may be hereafter amended. This provision may be enforced by specific performance or by any other remedy allowed by law. This Landscape Easement shall be void of utilities and other elements unless otherwise approved on the plat.

VISIBILITY AND MAINTENANCE EASEMENT (VAM)

The area or areas shown on the plat as "VAM" (Visibility and Maintenance) Easement(s) are hereby given and granted to the Town of Prosper (Called "Town"), its successors and assigns, as an easement to provide visibility, right of access, and maintenance upon and across said VAM Easement. The Town shall have the right, but not the obligation, to maintain all landscaping within the VAM Easement. Should the Town exercise this maintenance right it shall be permitted to remove and dispose of any and all landscaping improve elements, including without limitation, any trees, shrubs, flowers, ground cover, structure, and/or fixtures. The Town in its sole discretion may withdraw maintenance of the VAM at any time. The ultimate maintenance responsibility for the VAM Easement shall rest with the property owner(s). No building, fence, shrub, tree, or other improvements or growths, which in any way endanger or interfere with the visibility, shall be constructed in, on, over, or across the VAM Easement. The Town shall also have the right, but not the obligation, to add any landscape improvements to the VAM Easement, to erect any traffic control devices or signs on the VAM Easement and to remove any obstruction thereon. The Town, its successor, assigns, or agents shall have the right and privilege at all times to enter upon the VAM Easement or any part thereof for the purposes and with all rights and privileges set forth herein.

DRAINAGE AND DETENTION EASEMENT

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

DRAINAGE AND FLOODWAY 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 _____ as shown on the plat is called "Drainage and Floodway Easement" and is the natural drainage channel across each lot. The existing creek or creeks traversing along the Drainage and Floodway Easement within the limits of this addition, will remain as an open channel at all times and will be maintained by the owners of the lot or lots that are traversed by or adjacent to the drainage courses in the Drainage and Floodway Easement. The Town will not be responsible for the maintenance and operation or said creek or creeks or for any damage to private property or person that results for the flow of water along said creek, of for the control of erosion. No obstruction to the natural flow of storm water run-off shall be permitted by construction of any type of building, fence, or any other structure within the Drainage and Floodway Easement or the natural drainage channels, as herein above defined. Provided it is understood that in the event it becomes necessary for the Town to erect or consider erecting any type of drainage structure in order to improve the storm drainage that may be occasioned by streets and alleys in or adjacent to the subdivision, then in such event, the Town shall have the right to enter upon the Drainage and Floodway Easement at any point, or points, to investigate, survey or to erect, construct, and maintain any drainage facility deemed necessary for drainage purposes. Each property owner shall keep the natural drainage channels traversing or adjacent to his property clean and free of debris, silt, and any substance which would result in unsanitary conditions or obstruct the flow of water, and the Town shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the property owner to alleviate any undesirable conditions which may occur. The natural drainage through the Drainage and Floodway Easement, as in the case of all natural channels, are subject to storm water overflow and natural bank erosion to an extent which cannot be definitely defined. The Town shall not be held liable for any damages of any nature resulting from the occurrence of these natural phenomena, or resulting from the failure of any structure or structures, within the natural drainage channels. Building areas outside the Drainage and Floodway Easement line shall be filled to a minimum elevation as shown on the plat. The minimum floor elevation for each lot shall be as shown on the plat.

OWNER'S CERTIFICATE

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT TOLL SOUTHWEST LLC, acting herein by and through their duly authorized officers, do hereby certify and adopt this plat designating the herein above described property as LEGACY GARDENS PHASES 3 & 4, an addition to the Town of Prosper, and do hereby dedicate to the public use forever, the streets and alleys shown thereon. TOLL SOUTHWEST LLC, do herein certify the following:

1. The streets and alleys are dedicated for street and alley purposes.

2. All public improvements and dedications shall be free and clear of all debt, liens, and/or encumbrances.

3. The easements and public use areas, as shown, are dedicated for the public use forever for the purposes indicated on this plat.

4. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in landscape easements if approved by the Town of Prosper.

5. The Town of Prosper is not responsible for replacing any improvements in, under, or over any easements caused by maintenance or repair.

6. Utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and Town of Prosper's use thereof.

7. The Town of Prosper and public utilities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in the easements.

8. The Town of Prosper and public utilities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.

9. All modifications to this document shall be by means of plat and approved by the Town of Prosper.

10. For lots adjacent to a Floodplain Only:

a. 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.

Engineering Department

Town Secretary

Development Services Department

STATE OF TEXAS §

COUNTY OF COLLIN §

Before me, the undersigned authority, on this day personally appeared _____, known to me to be the person and officer whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration expressed and in the capacity therein stated.

Given under my hand and seal of office on this the ____ day of _____, 20_____.

Notary Public In And For The State Of Texas

Printed Name

SURVEYOR'S CERTIFICATE

Know All Men By These Presents:

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

Dated this the ____ day of _____, 202__.

Michael B. Marx
Registered Professional Land Surveyor No. 5181
Kimley-Horn and Associates, Inc.
6160 Warren Pkwy., Suite 210
Frisco, Texas 75034
Phone 972-335-3680
Fax 972-335-3779

PRELIMINARY
THIS DOCUMENT SHALL
NOT BE RECORDED FOR
ANY PURPOSE AND
SHALL NOT BE USED OR
VIEWED OR RELIED
UPON AS A FINAL
SURVEY DOCUMENT

STATE OF TEXAS §

COUNTY OF COLLIN §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ____ day of _____, 202__.

Notary Public, State of Texas

OWNER:
TOLL SOUTHWEST LLC
2556 Sw Grapevine Pkwy Ste 100
Grapevine, TX 76051
Phone: 817-329-7973
Contact: Mike Boswell

SURVEYOR:
Kimley-Horn and Associates, Inc.
6160 Warren Pkwy., Suite 210
Frisco, Texas 75034
Phone: 972-335-3580
Fax: 972-335-3779
Contact :Michael Marx, R.P.L.S.

ENGINEER:
Kimley-Horn and Associates, Inc.
6160 Warren Pkwy., Suite 210
Frisco, Texas 75034
Phone: 972-335-3580
Contact : Thomas Coppin, PE

CERTIFICATE OF APPROVAL

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

DEVAPP-24-0060
PRELIMINARY PLAT
LEGACY GARDENS
PHASES 3 & 4
PD-115 ZONING
136.118 ACRES

271 RESIDENTIAL LOTS

BLOCK A: LOTS 2-13; BLOCK B: LOTS 3-11, 13-19, 21-73;
BLOCK C: LOTS 2-8, 10-17; BLOCK D: LOTS 8-13, BLOCK E: LOTS 2-12;
BLOCK F: LOTS 1-9; BLOCK G: LOTS 1-8, 10-17; BLOCK H: LOTS 10-28
BLOCK I: LOTS 1-7, 9-15; BLOCK J: LOTS 1-12; BLOCK K: LOTS 1-16;
BLOCK L: LOTS 1-6, 8-17; BLOCK M: LOTS 1-6, 9-13; BLOCK O: LOTS 2-10, 12-16;
BLOCK Q: LOTS 1-7, 9-12; BLOCK W: LOTS 5-11, 13-24;

25 COMMON (HOA) LOTS

BLOCK A: LOT 1X; BLOCK B: LOTS 1X, 2X, 12X, 20X, 74X & 75X;
BLOCK C: LOTS 1X & 9X; BLOCK D: LOTS 6X, 7X; BLOCK E: LOT 1X;
BLOCK F: LOT 10X; BLOCK G: LOT 9X; BLOCK I: LOT 8X;
BLOCK L: LOT 7X; BLOCK M: LOT 7X & 8X; BLOCK N: LOT 1X;
BLOCK O: LOT 1X & 11X; BLOCK P: LOT 1X; BLOCK Q: LOT 8X;
BLOCK R: LOT 1X; BLOCK S: 1X; BLOCK W: LOT 12X & 25X;

COLLIN COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 147
TOWN OF PROSPER, COLLIN COUNTY, TEXAS
PREPARED: 08/22/2024

Kimley»Horn

6160 Warren Parkway, Suite 210
Frisco, Texas 75034
FIRM # 10193822
Tel. No. (972) 335-3580
Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	GGL	KHA	Aug. 2024	068625035	8 OF 8

FILED:

DWG NAME: KCPH_SURVEY1064826051-LEGACY GARDENS - PROSPER.DWG
LIVERGOOD GRANT 6/26/2024 10:17 AM LAST SAVED 6/26/2024 12:08 PM

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