



AGENDA
Planning and Zoning Commission
Prosper Town Hall, Council Chambers
250 W. First Street, Prosper, Texas
Tuesday, May 20, 2025
6:00 PM

Welcome to the Prosper Planning & Zoning Commission Meeting.

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

Addressing the Planning & 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 May 06, 2025, Planning & Zoning Commission work session meeting.
- [3b.](#) Consider and act upon the minutes from May 6, 2025, Planning & Zoning Commission work session meeting.

- [3c.](#) Consider and act upon the minutes from the May 06, 2025, Planning & Zoning Commission meeting.
- [3d.](#) Consider and act upon the minutes from the May 06, 2025, Planning & Zoning Commission UDC work session meeting.
- [3e.](#) Consider and act upon a request for a Final Plat of Wandering Creek, Phase 2, on 20.1± acres, located on the southeast corner of Wildcat Way and First Street. (DEVAPP-24-0132)
- [3f.](#) Consider and act upon a request for a Site Plan for a Prosper Independent School District Community Center, Administration Building and Pavillion on Prosper ISD Lakewood Campus, Block A, Lot 1, on 53.3± acres, located on the east side of Lakewood Drive and 900± feet north of University Drive. (DEVAPP-25-0019)
- [3g.](#) Consider and act upon a request for a Final Plat of Prosper ISD Lakewood Campus, Block A, Lot 1, on 53.3± acres, located on the east side of Lakewood Drive and 925± feet north of University Drive. (DEVAPP-25-0018)
- [3h.](#) Consider and act upon a request for a Conveyance Plat of Parvin 1385 Addition, Block A, Lots 1-2, on 90.1± acres, located on the south side of Parvin Road and 900± feet east of FM 1385. (DEVAPP-25-0040)

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.

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.](#) Conduct a Public Hearing to consider and act upon amending Article 3, Division 1, Section 3.1.4 – Conditional Development Standards and Article 4, Division 9 - Additional and Supplemental, of the Town of Prosper Zoning Ordinance to modify requirements related to drive-throughs. (ZONE-25-0005)
- 5. Review actions taken by the Town Council and possibly direct Town Staff to schedule topic(s) for discussion at a future meeting.
- 6. 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 Friday, May 16, 2025, and remained so posted at least 72 hours before said meeting was convened.

Michelle Lewis Sirianni, 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 Council 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 & Zoning Commission
Work Session
Prosper Town Hall
Council Chambers
250 W. First Street, Prosper, Texas
Tuesday, May 6, 2025, 5:30 p.m.

Call to Order / Roll Call

The meeting was called to order at 5:32 p.m.

Commissioners Present: Chair Brandon Daniel, Secretary Josh Carson, John Hamilton, Glen Blanscet, Matthew Furay

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

Other(s) Present: Jeremy Page, Town Attorney

Items for Individual Consideration:

1. Presentation from Daake Law regarding future zoning case, Bella Prosper.

Alexa Knight of Daake Law and Brian Moore of GFF Design presented their plan for the Bella Prosper Planned Development.

The Commissioners provided feedback about the plan layout.

Adjourn.

The work session was adjourned at 6:29 p.m.

Trey Ramon, Planning Technician

Josh Carson, Secretary



MINUTES
Prosper Planning & Zoning Commission
Work Session
Prosper Town Hall
Executive Conference Room
250 W. First Street, Prosper, Texas
Tuesday, May 6, 2025, 6:30 p.m.

Call to Order / Roll Call

The meeting was called to order at 6:35 p.m.

Commissioners Present: Chair Brandon Daniel, Secretary Josh Carson, John Hamilton, Matthew Furay, and Glen Blanscet.

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

Other(s) Present: Jeremy Page, L.L.P. (Brown & Hofmeister)

Items for Individual Consideration:

1. Discuss items on the May 6, 2025, Planning & Zoning Commission agenda.

Mr. Hill presented the items on the May 6, 2025, Planning & Zoning Commission Consent Agenda.

The Commission inquired about Item 3c. There was discussion pertaining to the location of parking stalls and open space requirements. Mr. Hoover stated that the Town Staff did not have any concerns regarding the location of the parking stalls in relation to the internal drive running through the development. Additionally, Mr. Hoover noted that the open space requirements for the site had been satisfied.

The Commission inquired about Item 3d. There was discussion pertaining to the need for additional portable buildings in the future. Mr. Hoover explained that there may be a need for additional portable buildings at this location due to ongoing renovations for the middle school.

The Commission inquired about Item 4. There was discussion pertaining to the restrictions that would be imposed based on the proposed ordinance amendment, whether a distance requirement would be advisable, and the possibility of tabling the item.

Adjourn.

The work session was adjourned at 7:00 p.m.

Trey Ramon, Planning Technician

Josh Carson, Secretary



MINUTES
Prosper Planning & Zoning Commission
Regular Meeting
Prosper Town Hall
Council Chambers
250 W. First Street, Prosper, Texas
Tuesday, May 6, 2025, 7:00 p.m.

1. Call to Order / Roll Call

The meeting was called to order at 7:03 p.m.

Commissioners Present: Chair Brandon Daniel, Secretary Josh Carson, John Hamilton, Glen Blanscet, Matthew Furay

Staff Members Present: David Hoover, AICP (Director of Development Services), Suzanne Porter, AICP (Planning Manager), Dakari Hill (Senior 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 April 15, 2025, Planning & Zoning Commission work session meeting.**
- 3b. Consider and act upon the minutes from the April 15, 2025, Planning & Zoning Commission regular meeting.**
- 3c. Consider and act upon a request for a Preliminary Site Plan for Restaurants on Gates of Prosper, Phase 3B, Block B, Lot 3, on 12.2± acres, located on the southeast corner of Marketplace Drive and Gates Parkway, zoned Planned Development-67. (DEVAPP-24-0157)**
- 3d. Consider and act upon a request for a Site Plan for Temporary Buildings on Prosper High School and Middle School Addition, Block 1, Lot 1R-1, on 73.8± acres, located on the northeast corner of Coleman Street and Gorgeous Road. (DEVAPP-25-0035)**

Commissioner Carson made a motion to approve Items 3a, 3b, 3c and 3d. The motion was seconded by Commissioner Furay. The motion was carried unanimously by a vote of 5-0.

REGULAR AGENDA:

- 4. Conduct a Public Hearing to consider and act upon amending Article 3, Division 1, Section 3.1.4 – Conditional Development Standards and Article 4, Division 9 - Additional and Supplemental, of the Town of Prosper Zoning Ordinance to modify requirements related to drive-throughs. (ZONE-25-0005)**

Ms. Porter addressed Item 4 and presented the Commissioners with examples of sites within the Town of Prosper with drive-throughs that would no longer be permitted under the proposed amendment.

Commissioner Hamilton asked whether Staff had considered implementing a distance requirement between drive-throughs and further inquired whether any nearby cities or towns had ordinances or requirements that addressed drive-through adjacency.

Ms. Porter responded that a comparison with other municipalities had not been conducted.

Commissioner Carson asked whether fuel pump stations and drive-in establishments, such as tire repair establishment, would be classified as drive-throughs, since some uses involve stacking but may not technically be considered drive-throughs. Staff acknowledged that additional clarification would be helpful in determining which uses should be classified as drive-throughs, making them subject to the proposed ordinance.

Town Staff explained the intent behind the proposed amendment stemmed from a prior amendment that addressed fast-food restaurants only, prompting questions about other types of drive-throughs. Staff emphasized the need for direction from the Commission on whether a broader separation requirement is necessary, which uses it should apply to, and how it should be implemented. Staff recommended starting with a strict approach and adjusting as needed.

Commissioner Furay proposed allowing drive-thru exceptions through a Specific Use Permit (SUP). This would give the town flexibility to approve drive-thrus on a case-by-case basis. Staff commented that SUPs are intended for uses that may be appropriate in some locations but not others, allowing added conditions where needed. The Town Attorney added that this approach could be implemented if the Commissioners choose to move forward with it.

Commissioner Blanscet expressed his strong opposition to the proposed amendment, calling it overly restrictive with the potential to lead to negative results. However, he explained that he would be open to considering a minimum distance requirement if it were to help address traffic concerns at drive-thrus on major roads.

Commissioner Furay stated that he would be in favor of more restrictive standards with the ability to issue a SUP when warranted. Commissioner Hamilton followed by adding he would like to see research into what other communities are doing regarding drive-throughs.

Chairman Daniel voiced his agreement with Commissioner Blanscet's comments and suggested tabling the item until the May 20th meeting.

Commissioner Hamilton made a motion to table Item 4 and continue the public hearing at the May 20th meeting. The motion was seconded by Commissioner Blanscet. The motion was carried by a vote of 5-0.

Ms. Porter informed the Commissioners of the past Town Council actions and upcoming cases for Planning & Zoning Commission action.

The meeting was adjourned at 7:33 p.m.



Minutes
Prosper Planning & Zoning Commission
Work Session
Prosper Town Hall
Executive Conference Room
250 W. First Street, Prosper, Texas
Tuesday, May 6, 2025, 7:00 p.m.
Immediately Following Regular Meeting

Call to Order / Roll Call

The meeting was called to order at 7:40 p.m.

Commissioners Present: Chair Brandon Daniel, Secretary Josh Carson, John Hamilton, Glen Blanscet, Matthew Furay

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

Items for Individual Consideration:

1. Discussion regarding Module One of the Unified Development Code (UDC).

Town Staff discussed Module One of the Unified Development Code with the Commissioners who provided feedback regarding the standards and format.

Adjourn.

The work session was adjourned at 8:41 p.m.

Trey Ramon, Planning Technician

Josh Carson, Secretary



PLANNING

To: Planning & Zoning Commission

From: Dakari Hill, Senior Planner

Through: David Hoover, AICP, Director of Development Services

Cc: Suzanne Porter, AICP, Planning Manager

Re: Final Plat of Wandering Creek Phase 2

Meeting: May 20, 2025

Item No. 3e

Agenda Item:

Consider and act upon a request for a Final Plat of Wandering Creek, Phase 2, on 20.1± acres, located on the southeast corner of Wildcat Way and First Street. (DEVAPP-24-0132)

Future Land Use Plan:

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

Zoning:

The property is zoned Planned Development-90 (Single-Family).

Conformance:

The Preliminary Plat conforms to the development standards of Planned Development-90.

*** 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. ***

- Maximum Gross Density:
 - Entire Planned Development – **0.8 UPA** (Max. of 3.0 UPA)
 - Planned Development-90 – 530.3 Net Acres
 - Prosper 170 – 265 Lots
 - Wandering Creek Phase 1 – 110 Lots
 - Wandering Creek Phase 2 – 40 Lots

- Neighborhood – **2.8 UPA** (Max. of 5.0 UPA)
 - Subdivision Area – 53.0 Net Acres
 - Wandering Creek Phase 1 – 110 Lots
 - Wandering Creek Phase 2 – 40 Lots
- Size of Yards:
 - Type B-2 and Type C Lots
 - Minimum Front Yard – **20'** (Min. of 20')
 - Minimum Side Yard – **7'** (Min. of 7')
 - Minimum Side Yard (Adj. to Street) – **15'** (Min. of 15')
 - Minimum Rear Yard – **20'** (Min. of 20')
- Size of Lots:
 - Type B-2 Lots
 - Minimum Lot Size – **10,900 SF** (Min. of 10,000 SF)
 - Minimum Lot Width – **75'** (Min. of 75')
 - Minimum Lot Depth – **125'** (Min. of 125')
 - Type C Lots
 - Minimum Lot Size – **9,300 SF** (Min. of 9,000 SF)
 - Minimum Lot Width – **70'** (Min. of 70')
 - Minimum Lot Depth – **125'** (Min. of 125')

Description of Agenda Item:

The purpose of the Final Plat is to construct 40 single-family homes and five open space lots. Five of these lots will be developed as Type B-2 Lots (10,000 SF) while the remaining 35 lots will be developed as Type C Lots (9,000 SF).

A Preliminary Plat for both phases of Wandering Creek (D21-0127) was approved by the Planning & Zoning Commission on April 19, 2022. The plat consisted of 150 single-family residential lots. Of the 150 lots, 41 of them were to be developed as Type B-2 Lots (10,000 SF) while the remaining 109 lots were to be developed as Type C Lots (9,000 SF).

A Final Plat for the first phase of Wandering Creek (DEVAPP-23-0156) was approved by the Planning & Zoning Commission on October 3, 2023. The plat consisted of 110 single-family residential lots. Of the 110 lots, 38 of them were to be developed as Type B-2 Lots (10,000 SF) while the remaining 78 lots were to be developed as Type C Lots (9,000 SF).

The addition of this phase results in two more Type B-2 Lots (10,000 SF) and two less Type C Lots (9,000 SF) than what was originally approved on the Preliminary Plat (D21-0127).

Access:

Access is provided from Wildcat Way and First Street.

Landscaping, Open Space, and Screening:

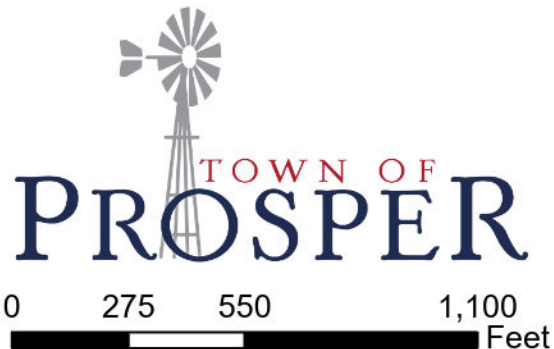
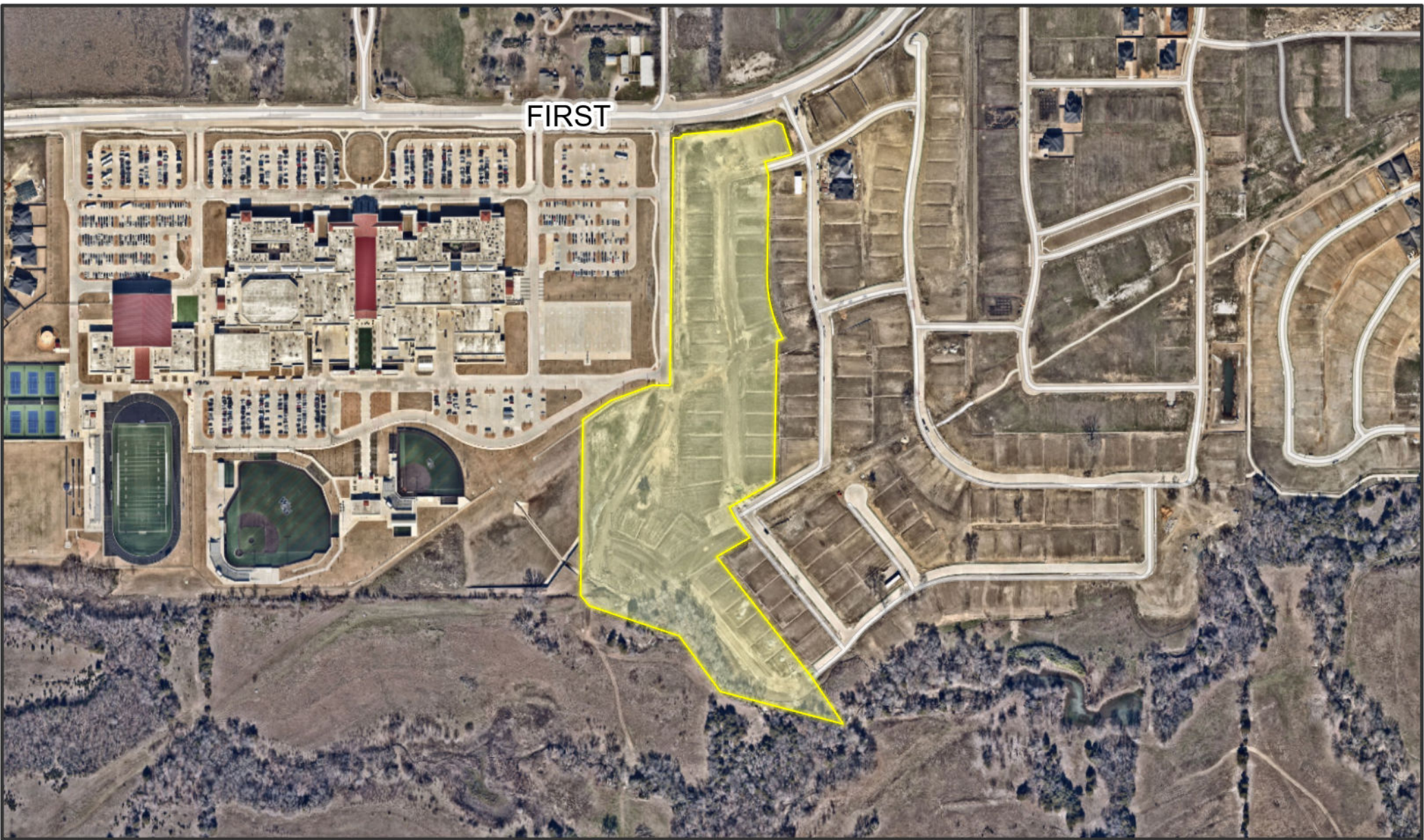
The proposed development complies with all landscaping, open space, and screening requirements.

Attached Documents:

1. Location Map
2. Final Plat
3. Approved Preliminary Plat (D21-0127)
4. Approved Final Plat for Phase 1 (DEVAPP-23-0156)

Town Staff Recommendation:

Town Staff recommends approval of the Final Plat.



DEVAPP-24-0132

Wandering Creek
Phase 2

Final Plat

This map for illustration purposes only



CURVE TABLE

CURVE NO.	DELTA	RADIUS	LENGTH	CHORD	BEARING
1.	03°21'51"	1250.00'	73.40'	73.39'	S74°23'08"W
2.	05°27'13"	1170.00'	111.37'	111.32'	N84°45'39"E
3.	07°02'23"	1179.00'	144.86'	144.77'	N75°37'26"E
4.	20°44'15"	300.00'	108.58'	107.99'	S09°34'43"E
5.	07°09'29"	1315.00'	164.29'	164.18'	S02°24'01"E
6.	10°00'53"	1475.00'	257.81'	257.48'	S03°49'44"E
7.	25°06'06"	300.00'	131.43'	130.38'	S11°22'20"E
8.	13°06'57"	250.00'	57.23'	57.10'	N84°00'44"E
9.	22°09'26"	300.00'	116.02'	115.29'	N49°21'33"W
10.	15°51'11"	300.00'	83.01'	82.74'	N52°30'41"W
11.	33°44'23"	300.00'	176.66'	174.12'	N61°27'17"W
12.	34°04'28"	450.00'	259.77'	256.17'	N17°18'14"E
13.	31°34'29"	450.00'	247.99'	244.91'	N18°05'17"E
14.	07°25'36"	1385.00'	179.52'	179.40'	S02°55'23"E

LINE TABLE

LINE NO.	BEARING	DISTANCE
1.	S 76°04'03" W	21.71'
2.	S 69°39'32" W	22.43'
3.	S 38°16'50" E	46.89'
4.	N 44°42'21" E	16.99'
5.	N 89°13'39" E	59.92'
6.	S 65°21'21" E	31.63'
7.	S 17°17'48" E	107.10'
8.	N 38°25'44" E	15.84'
9.	N 51°34'16" W	18.94'
10.	S 44°42'21" W	6.33'
11.	S 71°02'24" E	13.28'
12.	N 54°00'45" E	33.84'
13.	N 78°19'28" W	44.29'
14.	N 30°41'05" W	33.86'
15.	N 33°50'28" E	14.56'
16.	N 86°09'32" W	32.50'
17.	N 03°50'28" E	15.00'
18.	S 86°09'32" E	23.84'

BLK C			BLK D		
Lot	SF	Lot Type	Lot	SF	Lot Type
8*	14836		34	15911	C
14	9842	C	35	12668	C
15	9842	C	36	10526	C
16	9842	C			

BLK H

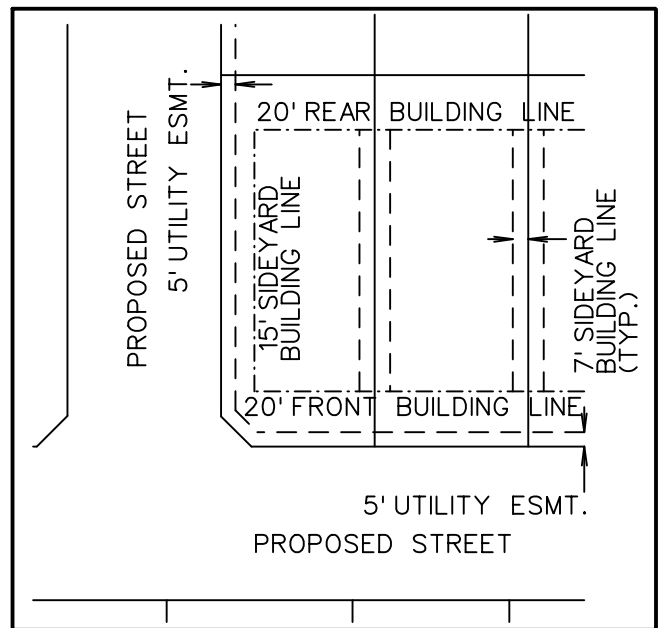
Lot	SF
1*	58191

BLK G

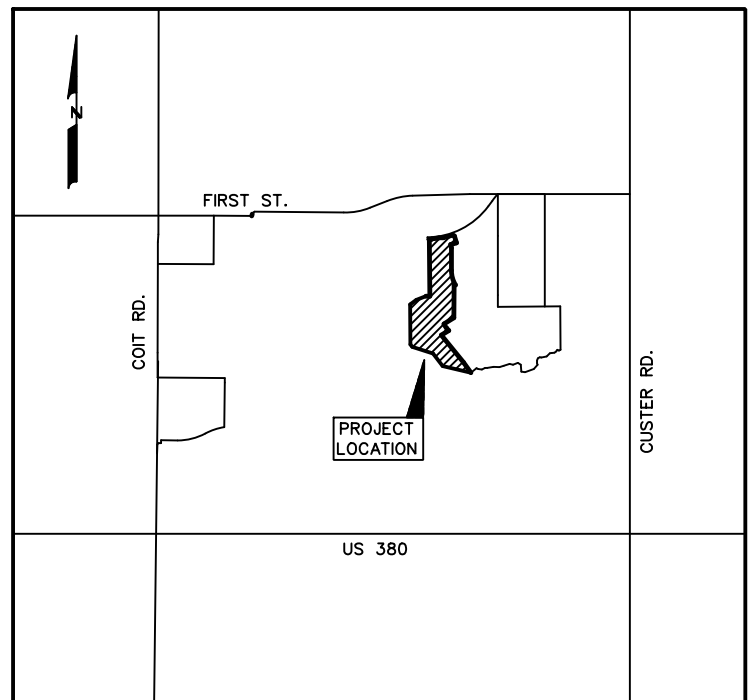
Lot	SF
13*	99877

Lot	SF	Lot Type
1*	65773	
2	9503	C
3	9337	C
4	9641	C
5	17070	C
6	11269	C
7	9620	C
8	9620	C
9	9620	C
10	9620	C
11	9747	C
12	10471	C
13	11607	C
14	15136	C
15	15257	B-2
16	12512	B-2
17	12471	B-2
18	14090	B-2
19	15186	C
20	12745	C
21*	22341	
28	12830	C
29	9990	C
30	9990	C
31	9990	C
32	9990	C
33	12134	C

* Denotes open space



TYPICAL DETAIL
N.T.S.



VICINITY MAP
N.T.S.

NOTES:

- Bearings are referenced to a 73.9216 acre tract, as described in Deed 2022000078273, in the Deed Records of Collin County, Texas.
- LEGEND
B.L. - Building Line
C.M. - Controlling Monuments
H.O.A. - Homeowners Association
D.E. - Drainage Easement
U.E. - Utility Easement
W.E. - Water Easement
S.I.R. - Set Iron Rod
I.R.F. - Iron Rod Found
◇ - Street Name Change
△ - Indicates front yard
⊠ - Indicates 10'x10' Utility Easement
⊗ - Indicates driveway location
- "Notice: 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 utility and building permits".
- All fences adjacent to parks or open spaces shall be ornamental metal. To include offsite open space lots.
- A Hike & Bike Trail will be allowed in the City of Irving Easement but limited to south 15' of the easement.
- Construction plans require City of Irving approval.
- Open Spaces owned and maintained by H.O.A. (LOT 8 BLK C, LOT 1 BLK D & Lot 13 BLK G)
- All R.O.W. dedicated in fee simple to the Town of Prosper. (3.681 ac./160,344 sq.ft.)
- HOA lots to be used for landscaping and hike & bike trails.
- The purpose of this plat is for single family development.

35 TYPE C LOTS (9,000 SF MIN.) -
5 TYPE B-2 LOTS (10,000 SF MIN.) -

CASE* DEVAPP-24-0132

FINAL PLAT

OF

WANDERING CREEK
PHASE II

BLOCK C, LOTS 14-26
BLOCK D, LOTS 2-21 & 28-37
BLOCK G, LOT 13
BLOCK H, LOT 1
TOTAL LOTS 45

TOTAL RESIDENTIAL LOTS 40
TOTAL OPEN SPACE LOTS 5
TOTAL GROSS ACRES 20.126
TOTAL NET ACRES 14.310
ZONED: PD-90

OUT OF THE

LARKIN McCARTY SURVEY, ABSTRACT NO. 600
JEREMIAH HORN SURVEY, ABSTRACT NO. 411

IN THE

TOWN OF PROSPER
COLLIN COUNTY, TEXAS

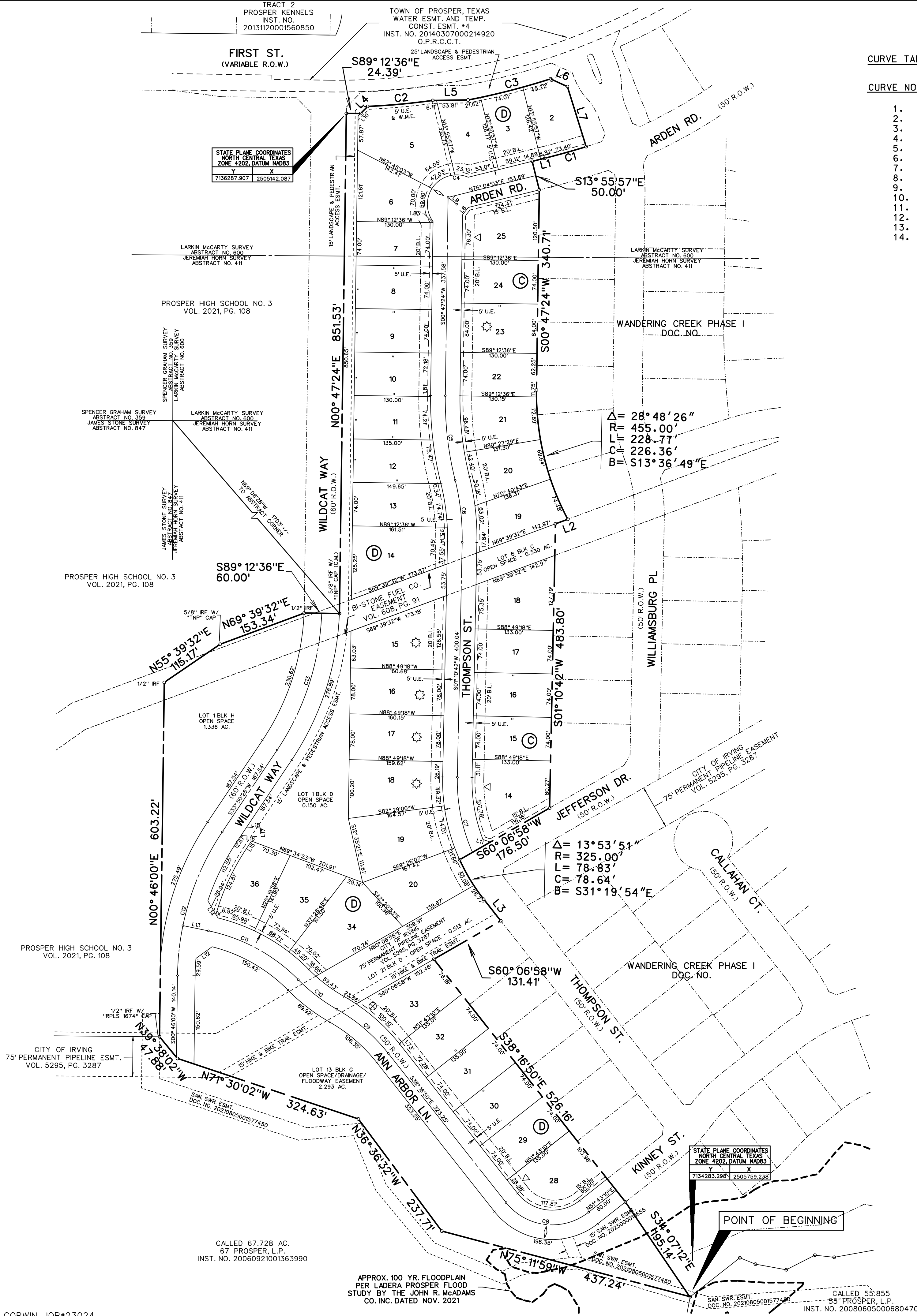
OWNER/APPLICANT

HUNT WANDERING CREEK LAND, LLC.
1330 AVENUE OF THE AMERICAS, 28TH FLOOR
NEW YORK, NY 10019

PREPARED BY
CORWIN ENGINEERING, INC.

200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200
WARREN CORWIN

SCALE 1" = 100' APRIL 2025



LEGAL DESCRIPTION

BEING, a tract of land situated in the Larkin McCarty Survey, Abstract Number 600 and the Jeremiah Horn Survey, Abstract No. 411, in the Town of Prosper, Collin County, Texas, being part of 73.9216 acre tract, as described in Doc. No. 2022000078273 in the Deed Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING, at a 1/2 inch iron rod found at the most southerly southwest corner of Wandering Creek Phase I, an addition to the City of Proposer, Texas, as described in Doc. No. of the Plat Records of Collin County, Texas, and being in the south line of said 73.9216 acre tract:

THENCE, North 75° 11'59" West, along the south line of said 73.9216 acre tract, for a distance of 437.24 feet, to a 1/2 inch iron rod found:

THENCE, North 36° 36'32" West, continuing along said south line, for a distance of 237.71 feet, to a 1/2 inch iron rod found:

THENCE, North 71° 30'02" West, continuing along said south line, for a distance of 324.63 feet, to a 1/2 inch iron rod found:

THENCE, North 39° 38'02" West, continuing along said south line, for a distance of 47.88 feet, to a 1/2 inch iron rod found at the most westerly southwest corner of said 73.9216 acre tract:

THENCE, North 00° 46'00" East, along the west line of said 73.9216 acre tract, for a distance of 603.22 feet, to a 1/2 inch iron rod found at most westerly northwest corner of said 73.9216 acre tract:

THENCE, North 55° 39'32" East, continuing along said west line, for a distance of 115.17 feet, to a 1/2 inch iron rod found:

THENCE, North 69° 39'32" East, continuing along said west line, for a distance of 153.34 feet, to a 1/2 inch iron rod found:

THENCE, South 89° 12'36" East, continuing along said west line, for a distance of 60.00 feet, to a 1/2 inch iron rod found:

THENCE, North 00° 47'24" East, continuing along said west line, for distance of 851.53 feet, to a 1/2 inch iron rod found in the west line of said Wandering Creek Phase I:

THENCE, South 89° 12'36" East, departing said west line and along the west line of said Wandering Creek Phase I, for a distance of 24.39 feet, to a 1/2 inch iron rod found:

THENCE, North 44° 42'21" East, continuing along said west line, for a distance of 16.99 feet, to a 1/2 inch iron rod found on a non-tangent curve to the left, having a radius of 1170.00 feet, a central angle of 05° 21'13":

THENCE, continuing said west line and with said curve to the left for an arc distance of 111.37 feet (Chord Bearing North 84° 45'39" East - 111.32 feet), to a 1/2 inch iron rod found:

THENCE, North 89° 13'39" East, continuing along said west line, for a distance of 59.92 feet, to a 1/2 inch iron rod found on a non-tangent curve to the left, having a radius of 1179.00 feet, a central angle of 07° 02'23":

THENCE, continuing along said west line and with said curve to the left for an arc distance of 144.86 feet (Chord Bearing North 75° 37'26" East - 144.77 feet), to a 1/2 inch iron rod found:

THENCE, South 65° 21'21" East, continuing along said west line, for a distance of 31.63 feet, to a 1/2 inch iron rod found:

THENCE, South 17° 17'48" East, continuing along said west line, for a distance of 107.10 feet, to a 1/2 inch iron rod found on a curve to the right, having a radius of 1250.00 feet, a central angle of 03° 21'51":

THENCE, continuing along said west line and with said curve to the right for an arc distance of 73.40 feet (Chord Bearing South 74° 23'08" West - 73.39 feet), to a 1/2 inch iron rod found at the point of tangency:

THENCE, South 76° 04'03" West, continuing along said west line, for a distance of 21.71 feet, to a 1/2 inch iron rod found:

THENCE, South 13° 55'57" East, continuing along said west line, for a distance of 50.00 feet, to a 1/2 inch iron rod found:

THENCE, South 00° 47'24" West, continuing along said west line, for a distance of 340.71 feet, to a 1/2 inch iron rod found, at the point of curvature of a curve to the left, having a radius of 455.00 feet, a central angle of 28° 48'26":

THENCE, continuing along said west line and with said curve to the left for an arc distance of 228.77 feet (Chord Bearing South 13° 36'49" East - 226.36 feet), to a 1/2 inch iron rod found:

THENCE, South 69° 39'32" West, continuing along said west line, for a distance of 22.43 feet, to a 1/2 inch iron rod found:

THENCE, South 01° 10'42" West, continuing along said west line, for a distance of 483.80 feet, to a 1/2 inch iron rod found:

THENCE, South 60° 06'58" West, continuing along said west line, for a distance of 176.50 feet, to a 1/2 inch iron rod found on a curve to the left, having a radius of 325.00 feet, a central angle of 13° 53'51":

THENCE, continuing along said west line and with said curve to the left for an arc distance of 78.83 feet (Chord Bearing South 31° 19'54" East - 78.64 feet), to a 1/2 inch iron rod found at the point of tangency:

THENCE, South 38° 16'50" East, continuing along said west line, for a distance of 46.89 feet, to a 1/2 inch iron rod found:

THENCE, South 60° 06'58" West, continuing along said west line, for a distance of 131.41 feet, to a 1/2 inch iron rod found:

THENCE, South 38° 16'50" East, continuing along said west line, for a distance of 526.16 feet, to a 1/2 inch iron rod found:

THENCE, South 34° 07'12" East, continuing along said west line, for a distance of 195.14 feet, to the POINT OF BEGINNING and containing 20.126 acres of land.

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS that I, WARREN L. CORWIN, 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 Subdivison regulations of the Town of Prosper, Texas.

WARREN L. CORWIN
R.P.L.S. No. 4621

THE 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 WARREN L. CORWIN, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed same for the purpose and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal of office, this _____ day of _____, 2025.

NOTARY PUBLIC, STATE OF TEXAS

OWNERS CERTIFICATE
STATE OF TEXAS §
COUNTY OF COLLIN §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, HUNT WANDERING CREEK LAND, LLC., acting herein by and through its duly authorized officers, does hereby certify and adopt this plat designating the herein above described property as WANDERING CREEK PHASE II, an addition to the Town of Prosper, and does hereby dedicate to the public use forever, the streets and alleys shown thereon. The HUNT WANDERING CREEK LAND, LLC. does herein certify the following:

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

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

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

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

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

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

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

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

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

10. 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.

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 H, 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 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 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.

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 drainage 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 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.

DRAINAGE & 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 G, 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, 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 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.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the Town of Prosper, Texas.
WITNESS, my hand, this _____ day of _____, 2025.

BY: HUNT WANDERING CREEK LAND, LLC.

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 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 _____, 2025.

Notary Public, State of Texas

CERTIFICATE OF APPROVAL

Approved this _____ day of _____, 2024 by the Planning & Zoning Commission of the Town of Prosper, Texas.

Town Secretary

Engineering Department

Development Services Department

CASE# DEVAPP-24-0132

FINAL PLAT
OF

WANDERING CREEK
PHASE II

BLOCK C, LOTS 14-26

BLOCK D, LOTS 2-21 & 28-37

BLOCK G, LOT 13

BLOCK H, LOT 1

TOTAL LOTS 45

TOTAL RESIDENTIAL LOTS 40

TOTAL OPEN SPACE LOTS 5

TOTAL GROSS ACRES 20.126

TOTAL NET ACRES 14.310

ZONED: PD-90

OUT OF THE

LARKIN McCARTY SURVEY, ABSTRACT NO. 600
JEREMIAH HORN SURVEY, ABSTRACT NO. 411

IN THE

TOWN OF PROSPER

COLLIN COUNTY, TEXAS

OWNER/APPLICANT

HUNT WANDERING CREEK LAND, LLC.

1330 AVENUE OF THE AMERICAS, 28TH FLOOR
NEW YORK, NY 10019

PREPARED BY

CORWIN ENGINEERING, INC.

200 W. BELMONT, SUITE E

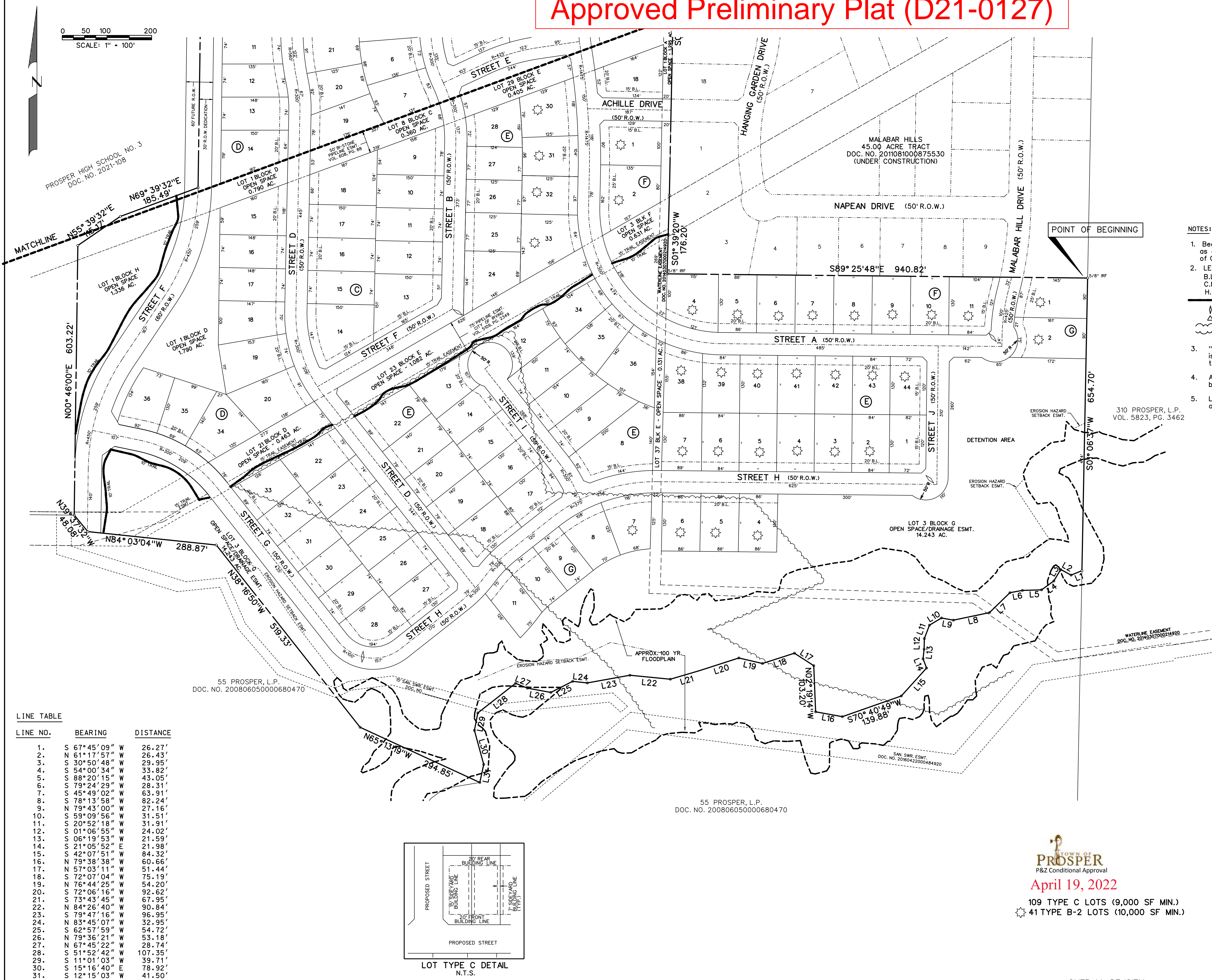
ALLEN, TEXAS 75013

972-396-1200

WARREN CORWIN

APRIL 2025

Approved Preliminary Plat (D21-0127)



- NOTES:
- Bearings are referenced to Malabar Hills, as described in Doc. No. , in the Plat Records of Collin County, Texas.
 - LEGEND
B.L. - Building Line
C.M. - Controlling Monuments
H.O.A. - Homeowners Association
- TRAIL
- Street Name Change
- Indicates front yard
- Existing Tree Line (Detailed tree survey required with Final Plat)
 - "Notice: 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 utility and building permits".
 - All fences adjacent to parks or open spaces shall be ornamental metal. To include offsite open space lots.
 - Landscape easements shall remain exclusive of all other types of easements unless approved by Town Council.

CASE# D21-0127
PRELIMINARY PLAT
OF
WANDERING CREEK

LOTS 1-18 BLOCK A
LOTS 1-13 BLOCK B
LOTS 1-25 BLOCK C
LOTS 1-36 BLOCK D
LOTS 1-44 BLOCK E
LOTS 1-11 BLOCK F
LOTS 1-11 BLOCK G
LOT 1 BLOCK H
TOTAL RESIDENTIAL LOTS 150
TOTAL OPEN SPACE LOTS 8
TOTAL GROSS ACRES 74.969

OUT OF THE
LARKIN McCARTY SURVEY, ABSTRACT NO. 600
JEREMIAH HORN SURVEY, ABSTRACT NO. 411

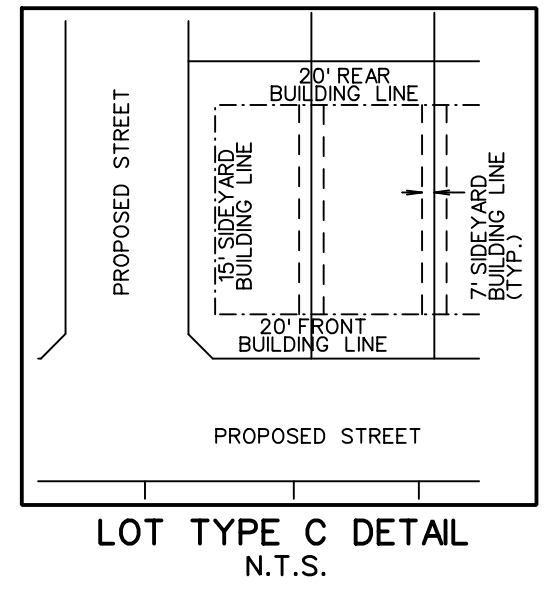
IN THE
TOWN OF PROSPER
COLLIN COUNTY, TEXAS

OWNER/APPLICANT
55 PROSPER, L.P.
3794 W. HIGHWAY 67, UNIT C
GLEN ROSE, TX 76043

PREPARED BY
CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200
WARREN CORWIN

TOWN OF PROSPER
P&Z Conditional Approval
April 19, 2022
109 TYPE C LOTS (9,000 SF MIN.)
41 TYPE B-2 LOTS (10,000 SF MIN.)

LINE TABLE		
LINE NO.	BEARING	DISTANCE
1.	S 67°45'09" W	26.27'
2.	N 61°17'57" W	26.43'
3.	S 30°50'48" W	29.95'
4.	S 54°00'34" W	33.82'
5.	S 88°20'15" W	43.05'
6.	S 79°24'29" W	28.31'
7.	S 45°49'02" W	63.91'
8.	S 78°13'58" W	82.24'
9.	N 79°43'00" W	27.16'
10.	S 59°09'56" W	31.51'
11.	N 20°52'18" W	31.91'
12.	S 01°06'55" W	24.02'
13.	S 06°19'53" W	21.59'
14.	S 21°05'52" E	21.98'
15.	S 42°07'51" W	84.32'
16.	N 79°38'38" W	60.66'
17.	N 57°03'11" W	51.44'
18.	S 72°07'04" W	75.19'
19.	N 76°44'25" W	54.20'
20.	S 72°06'16" W	92.62'
21.	S 73°43'45" W	67.95'
22.	N 84°26'40" W	90.84'
23.	S 79°47'16" W	96.95'
24.	N 83°45'07" W	32.95'
25.	S 62°57'59" W	54.72'
26.	N 79°36'21" W	53.18'
27.	N 67°45'22" W	28.74'
28.	S 51°52'42" W	107.35'
29.	S 11°01'03" W	39.71'
30.	S 15°16'40" E	78.92'
31.	S 12°15'03" W	41.50'



* Indicates open space lot



CASE# D21-0127

PRELIMINARY PLAT
85

LOTS 1-18 BLOCK A
LOTS 1-13 BLOCK B
LOTS 1-25 BLOCK C
LOTS 1-36 BLOCK D
LOTS 1-44 BLOCK E
LOTS 1-11 BLOCK F
LOTS 1-11 BLOCK G
LOT 1 BLOCK H

TOTAL RESIDENTIAL LOTS 150
TOTAL OPEN SPACE LOTS 8
TOTAL GROSS ACRES 74.969

OUT OF THE

LARKIN McCARTY SURVEY, ABSTRACT NO. 600
JEREMIAH HORN SURVEY, ABSTRACT NO. 411

TOWN OF PROSPER
COLLIN COUNTY, TEXAS

OWNER/APPLICANT

55 PROSPER, L.P.
3794 W. HIGHWAY 67, UNIT 1
GLEN ROSE, TX 76043

PREPARED BY
CORWIN ENGINEERING, INC.

200 W. BELMONT, SUITE 1
ALLEN, TEXAS 75013
972-396-1200
WARREN CORWIN

SCALE 1" = 100' MARCH 2022

SHEET 2 OF 3

LEGAL DESCRIPTION

BEING, a tract of land situated in the Larkin McCarty Survey, Abstract Number 600, in the Town of Prosper, Collin County, Texas, being part of a tract of land in Deed to 55 Prosper, L.P., as described in Doc. No. 200806050000680470, in the Deed Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING, at a 5/8 inch iron rod found at the southeast corner of a 45,000 acre tract, as described in Doc. No. 201081000875530, in said Deed Records and being in the west line of said 310 Prosper tract:

THENCE, South 01°06'37" West, along the west line of said 310 Prosper tract, for a distance of 654.70 feet, point the center of a creek:

THENCE, along said creek for the following thirty three (33) calls:

South 67°45'09" West, for a distance of 26.27 feet;
North 61°17'57" West, for a distance of 26.43 feet;
South 30°50'48" West, for a distance of 29.95 feet;
South 54°00'34" West, for a distance of 33.65 feet;
South 88°20'15" West, for a distance of 43.05 feet;
South 79°24'29" West, for a distance of 28.31 feet;
South 45°49'02" West, for a distance of 63.91 feet;
South 78°43'00" West, for a distance of 92.24 feet;
North 79°43'00" West, for a distance of 27.16 feet;
South 59°09'56" West, for a distance of 31.51 feet;
South 20°52'18" West, for a distance of 24.02 feet;
South 01°06'55" West, for a distance of 21.59 feet;
South 06°19'53" West, for a distance of 21.98 feet;
South 21°05'52" East, for a distance of 84.32 feet;
South 70°40'49" West, for a distance of 139.88 feet;
North 79°38'38" West, for a distance of 60.66 feet;
North 02°19'14" West, for a distance of 103.20 feet;
North 57°03'11" West, for a distance of 51.44 feet;
South 72°07'04" West, for a distance of 75.19 feet;
North 76°44'25" West, for a distance of 54.20 feet;
South 72°06'16" West, for a distance of 92.62 feet;
South 73°43'45" West, for a distance of 67.95 feet;
North 84°28'40" West, for a distance of 90.84 feet;
South 79°47'16" West, for a distance of 86.95 feet;
North 83°45'07" West, for a distance of 32.95 feet;
South 62°57'59" West, for a distance of 54.72 feet;
North 79°36'21" West, for a distance of 53.18 feet;
North 67°45'22" West, for a distance of 28.74 feet;
South 51°52'42" West, for a distance of 107.35 feet;
South 11°01'03" West, for a distance of 38.71 feet;
South 15°16'40" East, for a distance of 78.92 feet;
South 12°15'03" West, for a distance of 41.50 feet;

THENCE, North 65°13'19" West, departing said creek, for a distance of 294.85 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.;"

THENCE, North 38°16'50" West, for a distance of 519.33 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.;"

THENCE, South 84°03'04" West, for a distance of 288.87 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.;"

THENCE, North 39°37'32" West, for a distance of 48.08 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.;"

THENCE, North 00°46'00" East, for a distance of 603.22 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.;"

THENCE, North 55°39'32" East, for a distance of 115.17 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.;"

THENCE, North 69°39'32" East, for a distance of 185.49 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.," in the south line of First Street (80' R.O.W.), and being on a curve to the left, having a radius of 1145.00 feet, central angle of 53°12'03";

THENCE, along the south line of said First Street and with said curve to the left for an arc distance of 1063.17 feet (Chord Bearing North 64°07'42" East 1025.38 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.," at the point of tangency;

THENCE, North 37°31'40" East, continuing along said south line, for a distance of 100.34 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.," at the point of curvature of a curve to the right, for an arc distance of 1055.00 feet, a central angle of 07°11'42";

THENCE, continuing along said south line and with said curve to the right for an arc distance of 132.48 feet (Chord Bearing North 41°07'31" East 132.29 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.," in the west line of said 45,000 acre tract:

THENCE, South 00°56'32" West, departing said south line and along the west line of said 45,000 acre tract, for a distance of 629.18 feet, to a 1/2 inch iron rod found:

THENCE, South 01°10'42" West, continuing along said west line, for a distance of 889.76 feet, to a 1/2 inch iron rod found:

THENCE, South 01°39'20" West, continuing along said west line, for a distance of 176.20 feet, to a 5/8 inch iron rod found at the southwest corner of said 45,000 acre tract:

THENCE, South 89°25'48" East, along the south line of said 45,000 acre tract, for a distance of 940.82 feet, to the POINT OF BEGINNING and containing 74.969 acres of land.

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS that I, WARREN L. CORWIN, 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.

WARREN L. CORWIN
R.P.L.S. No. 4621

THE 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 WARREN L. CORWIN, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed same for the purpose and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal of office, this ____ day of _____, 2022.

NOTARY PUBLIC, STATE OF TEXAS

STATE OF TEXAS §
COUNTY OF COLLIN §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT, 55 PROSPER, 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 WANDERING CREEK, an addition to the Town of Prosper, and does hereby dedicate to the public use forever, the streets and alleys shown thereon. The 55 PROSPER, L.P., INC. does herein certify the following:

- The streets and alleys are dedicated for street and alley purposes.
- All public improvements and dedications shall be free and clear of all debt, liens, and/or encumbrances.
- The easements and public use areas, as shown, are dedicated for the public use forever for the purposes indicated on this plat.
- 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.
- The Town of Prosper is not responsible for replacing any improvements in, under, or over any easements caused by maintenance or repair.
- 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.
- 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.
- 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.
- All modifications to this document shall be by means of plat and approved by the Town of Prosper.

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 H, 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 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 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.

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 drainage and other elements unless otherwise approved on the plat.

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

WITNESS, my hand, this the _____ day of _____, 2022.

BY: 55 PROSPER, L.P.

Bruce Smith

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 BRUCE SMITH 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 _____, 2022.

Notary Public, State of Texas

CERTIFICATE OF APPROVAL

Approved this ____ day of _____, 2022 by the Planning & Zoning Commission of the Town of Prosper, Texas.

____ Town Secretary
____ Engineering Department
____ Planning Department



April 19, 2022

CASE# D21-0127

PRELIMINARY PLAT
OF

WANDERING CREEK

LOTS 1-24 BLOCK A
LOTS 1-15 BLOCK B
LOTS 1-17 BLOCK C
LOTS 1-17 BLOCK D
LOTS 1-9 BLOCK E
LOTS 1-9 BLOCK F
LOTS 1-5 BLOCK G
LOTS 1-56 BLOCK H
LOTS 1-12 BLOCK I
LOTS 1-11 BLOCK J

TOTAL RESIDENTIAL LOTS 164
TOTAL OPEN SPACE LOTS 11
TOTAL GROSS ACRES 74.562

OUT OF THE

LARKIN McCARTY SURVEY, ABSTRACT NO. 600
JEREMIAH HORN SURVEY, ABSTRACT NO. 411

IN THE

TOWN OF PROSPER
COLLIN COUNTY, TEXAS

OWNER/APPLICANT
55 PROSPER, L.P.
3794 W. HIGHWAY 67, UNIT C
GLEN ROSE, TX 76043

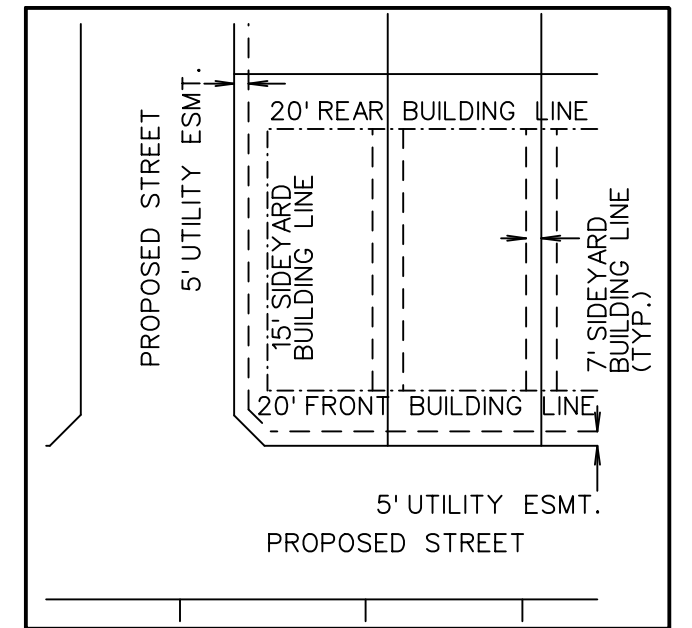
PREPARED BY
CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200
WARREN CORWIN

Approved Final Plat for Phase 1 (DEVAPP-23-0156)

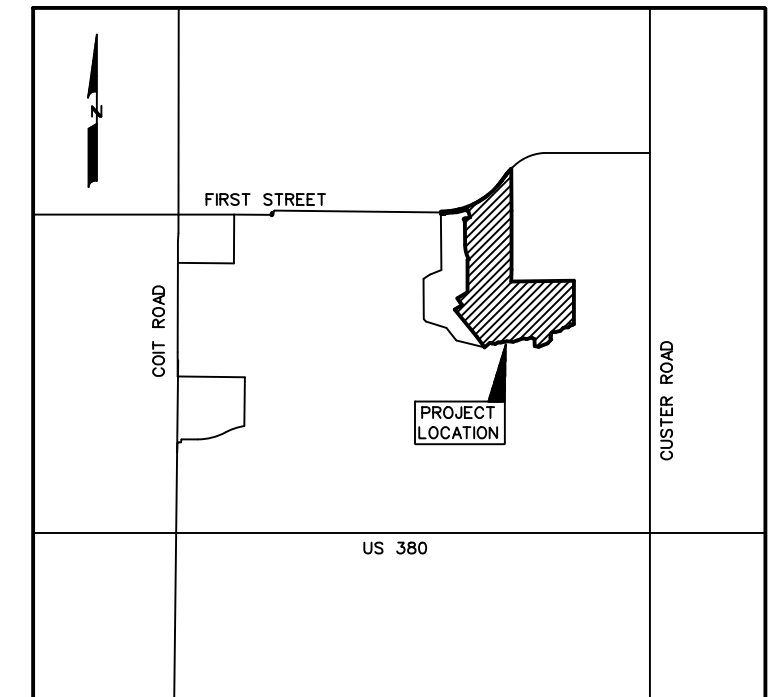
LINE TABLE

LINE NO.	BEARING	DISTANCE
1.	S 01°05'52" W	180.55'
2.	N 88°58'00" W	172.08'
3.	N 89°25'48" W	62.60'
4.	S 45°34'12" W	14.14'
5.	S 00°34'12" W	260.00'
6.	N 89°25'48" W	48.42'
7.	S 70°40'49" W	104.30'
8.	N 79°38'38" W	60.66'
9.	N 02°19'14" W	103.20'
10.	N 57°03'11" W	51.44'
11.	S 72°07'04" W	75.19'
12.	N 76°44'25" W	54.20'
13.	S 72°06'16" W	92.62'
14.	S 73°43'45" W	67.95'
15.	N 84°26'40" W	90.84'
16.	S 79°47'16" W	96.95'
17.	N 83°45'07" W	32.95'
18.	S 62°57'59" W	54.72'
19.	N 79°36'21" W	53.18'
20.	N 67°45'22" W	28.74'
21.	S 51°52'42" W	107.35'
22.	N 38°16'50" W	46.89'
23.	N 69°39'32" E	22.43'
24.	N 76°04'03" E	21.70'
25.	N 17°17'48" E	107.10'
26.	N 65°21'21" W	31.63'
27.	N 89°13'29" W	59.92'
28.	S 44°42'21" W	16.99'
29.	N 00°47'24" E	35.29'
30.	S 22°07'37" W	36.17'
31.	S 21°35'07" E	24.63'
32.	S 21°35'07" W	28.28'
33.	S 66°59'45" E	13.69'
34.	S 28°37'50" W	16.10'
35.	S 57°53'05" E	12.92'
36.	S 45°37'38" E	13.21'
37.	N 43°50'00" E	14.76'
38.	S 88°49'18" E	16.78'
39.	S 38°17'59" W	14.31'
40.	S 82°36'53" W	81.39'
41.	S 53°08'46" E	14.33'
42.	S 62°27'45" E	14.03'
43.	N 29°41'29" E	14.83'
44.	S 47°07'56" E	15.01'
45.	N 44°00'55" E	13.66'
46.	N 30°38'50" E	20.33'
47.	N 10°55'04" E	12.89'
48.	N 05°07'18" E	14.55'
49.	N 89°36'07" E	12.67'
50.	N 16°47'33" E	14.86'
51.	S 26°37'51" E	34.05'
52.	S 69°03'49" E	14.57'
53.	N 51°43'10" E	10.00'
54.	N 00°06'13" E	26.18'
55.	S 29°53'47" E	11.17'
56.	S 58°27'58" E	29.16'
57.	S 44°25'48" E	14.14'
58.	S 44°21'33" E	21.19'
59.	N 00°34'12" E	20.70'
60.	N 46°09'27" E	14.29'
61.	N 25°29'17" E	14.12'
62.	S 21°35'07" E	13.57'
63.	S 65°21'21" E	39.07'
64.	N 89°13'29" E	59.26'

0 50 100 200
SCALE: 1" = 100'



TYPICAL DETAIL
N.T.S.



VICINITY MAP
N.T.S.

CASE# DEVAPP-23-0156

FINAL PLAT

OF

WANDERING CREEK PHASE I

LOTS 1-18, BLOCK A
LOTS 1-13, BLOCK B
LOTS 1-13, BLOCK C
LOTS 1, & 22-27, BLOCK D
LOTS 1-44, BLOCK E
LOTS 1-11, BLOCK F
LOTS 1-12, BLOCK G
LOT 1, BLOCK I
TOTAL LOTS 118

TOTAL RESIDENTIAL LOTS 110
TOTAL OPEN SPACE LOTS 8
TOTAL GROSS ACRES 48.923
TOTAL NET ACRES 38.665
TOTAL ROW ACRES 8.912 OR 388218.22 SQ. FT.

OUT OF THE

LARKIN McCARTY SURVEY, ABSTRACT NO. 600
JEREMIAH HORN SURVEY, ABSTRACT NO. 411

IN THE

TOWN OF PROSPER
COLLIN COUNTY, TEXAS

OWNER/APPLICANT

HUNT WANDERING CREEK LAND, LLC.
1330 AVENUE OF THE AMERICAS, 28TH FLOOR
NEW YORK, NY 10019

PREPARED BY
CORWIN ENGINEERING, INC.

200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200
WARREN CORWIN

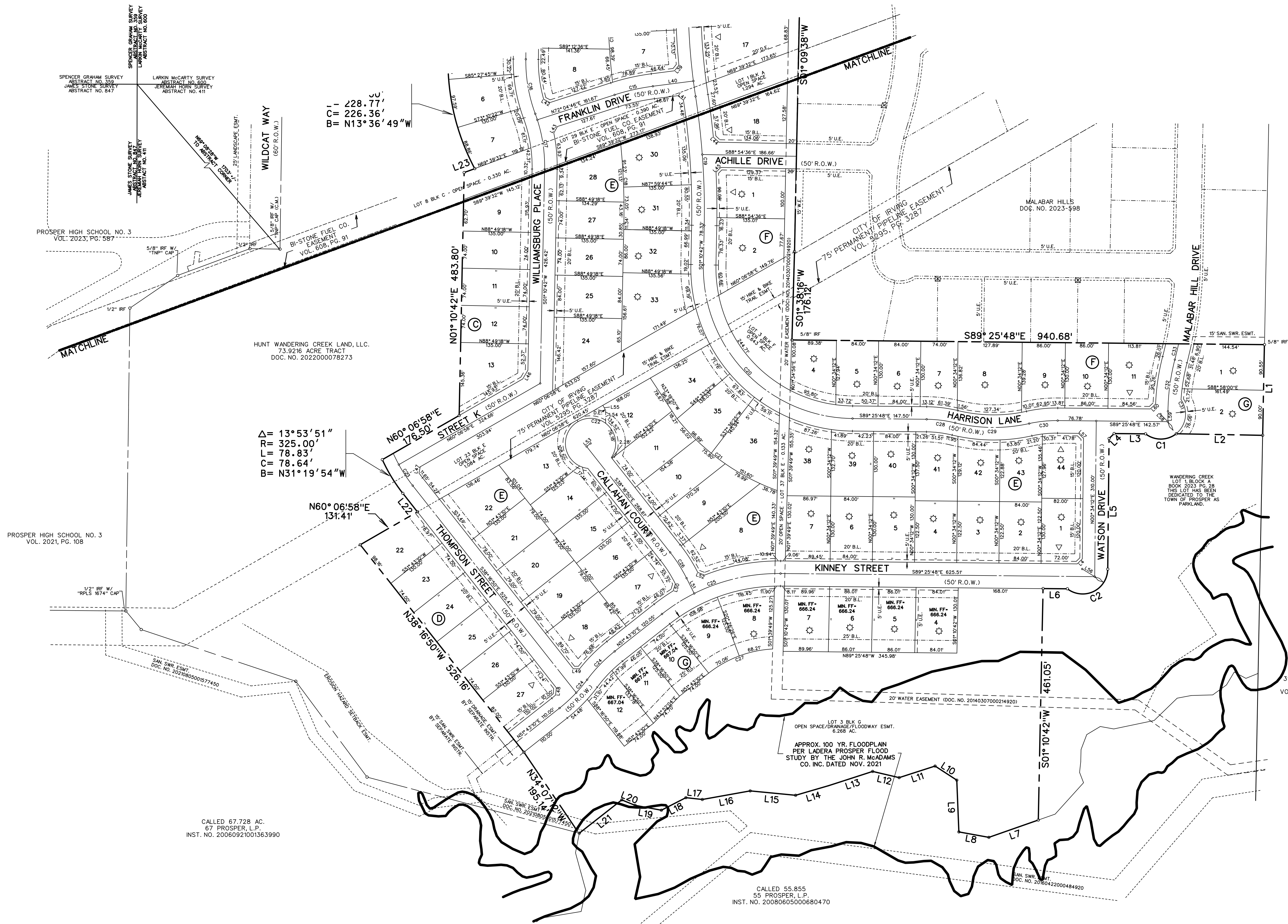


October 3, 2023

72 TYPE C LOTS (9,000 SF MIN.)
38 TYPE B-2 LOTS (10,000 SF MIN.) - ⚡

SCALE 1" = 100' SEPTEMBER 2023

SHEET 1 OF 3



BLK A		BLK C		BLK E		BLK G	
Lot	SF	Lot	SF	Lot	SF	Lot	SF
1*	56380	7	10793	24	14278	6	11181
2	12451	8*	7208	25	11340	7	11685
3	11195	9	12057	26	9990	8	11541
4	13025	10	9990	27	9980	9	11190
5	16704	11	9990	28	12679	10	9250
6	21590	12	9990	29*	16965	11	9614
7	12893	13	14076	30	15277	12	9398
8	9898	BLK D		31	11900	BLK I	
9	9922	Lot	SF	32	11614	Lot	SF
10	10001	1*	13098	33	16035	1*	473
11	10306	22	11514	34	11406		
12	10868	23	9620	35	11496		
13	11691	24	9620	36	15030		
14	12462	25	9620	37*	5797		
15	12899	26	9620	38	12157		
16	12997	27	10605	39	10957		
17	17304	BLK E		40	10920		
18	14561	Lot	SF	41	10920		
BLK B		1	10610	42	10920		
Lot	SF	2	10920	43	10920		
1	15179	3	10920	44	10610		
2	12401	4	10920	BLK F			
3	11575	5	10920	Lot	SF		
4	10806	6	10920	1	13615		
5	10426	7	11467	2	15805		
6	10364	8	20728	3*	28024		
7	11714	9	13627	4	10567		
8	12759	10	11936	5	10896		
9	10285	11	11234	6	10920		
10	10126	12	11641	7	9757		
11	10118	13	12052	8	18244		
12	10118	14	9913	9	11409		
13	16267	15	9990	10	11180		
BLK C		16	9990	11	13140		
Lot	SF	17	11487	BLK G			
1	12284	18	12217	Lot	SF		
2	9620	19	10665	1	13829		
3	9620	20	10665	2	14320		
4	9620	21	10665	3*	273034		
5	10170	22	12626	4	10921		
6	10875	23*	47220	5	11181		

* Denotes HOA lots

CASE* DEVAPP-23-0156
FINAL PLAT
OF
**WANDERING CREEK
PHASE I**
LOTS 1-18, BLOCK A
LOTS 1-13, BLOCK B
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IN THE
TOWN OF PROSPER
COLLIN COUNTY, TEXAS
OWNER/APPLICANT
HUNT WANDERING CREEK LAND, LLC.
1330 AVENUE OF THE AMERICAS, 28TH FLOOR
NEW YORK, NY 10019

PREPARED BY
CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200
WARREN CORWIN

LEGAL DESCRIPTION

BEING, a tract of land situated in the Larkin McCarty Survey, Abstract Number 600 and the Jeremiah Horn Survey, Abstract No. 411, in the Town of Prosper, Collin County, Texas, being part of 73.9216 acre tract, as described in Doc. No. 2022000078273 in the Deed Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING, at a 1/2 inch iron rod found at the northwest corner of Malabar Hills, an addition to the Town of Prosper, as described in Doc. No. 2023-598 in Plat Records of Collin County, Texas and being in the south line of First Street (Variable R.O.W.):

THENCE, South 00°55'19" West, along the west line said Malabar Hills and the east line of said 73.9216 acre tract, for a distance of 628.71 feet, to a 5/8 inch iron rod found;

THENCE, South 01°09'38" West, continuing along said lines, for a distance of 889.76 feet, to a 1/2 inch iron rod found;

THENCE, South 01°38'16" West, continuing along said lines, for a distance of 176.12 feet, to a 5/8 inch iron rod found at the southwest corner of said Malabar Hills and being an ell corner of said 73.9216 acre tract;

THENCE, South 89°25'48" East, along the south line of said Malabar Hills and a north line of said 73.9216 acre tract, for a distance of 940.68 feet, to a 5/8 inch iron rod found at the southeast corner of said Malabar Hills being the most easterly northeast corner of said 73.9216 acre tract;

THENCE, South 01°05'52" West, along the east line of said 73.9216 acre tract, for a distance of 654.70 feet, to a point in the center of a creek;

THENCE, along the south line of said 73.9216 acre tract and along the centerline of said creek for the following thirty (30) calls:

South 67°45'09" West, for a distance of 26.27 feet;
North 61°17'57" West, for a distance of 26.43 feet;
South 30°50'48" West, for a distance of 29.95 feet;
South 54°00'34" West, for a distance of 33.82 feet;
South 88°20'15" West, for a distance of 43.05 feet;
South 79°24'59" West, for a distance of 28.51 feet;
South 45°49'02" West, for a distance of 63.91 feet;
South 78°13'58" West, for a distance of 82.24 feet;
North 79°43'00" West, for a distance of 27.16 feet;
South 59°06'36" West, for a distance of 31.13 feet;
South 20°52'18" West, for a distance of 31.91 feet;
South 01°06'53" West, for a distance of 24.02 feet;
South 08°19'53" West, for a distance of 21.59 feet;
South 21°05'52" East, for a distance of 21.98 feet;
South 42°07'51" West, for a distance of 84.32 feet;
South 70°40'49" West, for a distance of 139.88 feet;
North 79°38'38" West, for a distance of 60.66 feet;
North 02°19'14" West, for a distance of 103.20 feet;
North 57°03'11" West, for a distance of 51.44 feet;
South 72°07'04" West, for a distance of 75.19 feet;
North 76°44'25" West, for a distance of 54.20 feet;
South 72°06'56" West, for a distance of 92.66 feet;
South 73°43'45" West, for a distance of 67.95 feet;
North 84°26'40" West, for a distance of 90.84 feet;
South 79°47'16" West, for a distance of 96.95 feet;
North 83°45'07" West, for a distance of 32.95 feet;
South 62°57'59" West, for a distance of 54.72 feet;
North 79°36'27" West, for a distance of 53.18 feet;
North 67°45'27" West, for a distance of 28.18 feet;
South 51°52'42" West, for a distance of 107.35 feet;

THENCE, North 34°07'12" West, departing said creek and continuing along said south line, for a distance of 437.24 feet, to a 1/2 inch iron rod found;

THENCE, North 34°07'12" West, for a distance of 195.14 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.,";

THENCE, North 38°16'50" West, for a distance of 526.16 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.,";

THENCE, North 60°06'58" East, for a distance of 131.41 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.,";

THENCE, North 38°16'50" West, for a distance of 46.89 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.," at the point of curvature of a curve to the right, having a radius of 325.00 feet, a central angle of 13°53'59";

THENCE, along said curve to the right for an arc distance of 78.83 feet (Chord Bearing North 31°19'54" West - 78.64 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.,";

THENCE, North 60°06'58" East, for a distance of 176.50 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.,";

THENCE, North 01°10'42" East, for a distance of 483.80 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.,";

THENCE, North 69°39'32" East, for a distance of 22.43 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.," on a curve to the right, having a radius of 455.00 feet, a central angle of 28°48'26";

THENCE, along said curve to the right for an arc distance of 228.77 feet (Chord Bearing North 13°36'49" West - 226.36 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.," at the point of tangency;

THENCE, North 00°47'24" East, for a distance of 340.71 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.,";

THENCE, North 13°55'57" West, for a distance of 50.00 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.,";

THENCE, North 76°04'03" East, for a distance of 21.70 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.," at the point of curvature of a curve to the left, having a radius of 1250.00 feet, a central angle of 03°21'54";

THENCE, along said curve to the left for an arc distance of 73.40 feet (Chord Bearing North 74°23'08" East - 73.39 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.,";

THENCE, North 17°17'48" West, for a distance of 107.10 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.,";

THENCE, North 65°21'21" West, for a distance of 31.63 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.," on a non-tangent curve to the right, having a radius of 1179.00 feet, a central angle of 07°02'23";

THENCE, along said curve to the right for an arc distance of 144.86 feet (Chord Bearing South 75°37'26" West - 144.77 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.,";

THENCE, South 89°13'29" West, for a distance of 59.92 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.," on a non-tangent curve to the right, having a radius of 1170.00 feet, a central angle of 05°27'13";

THENCE, along said curve to the right for an arc distance of 111.37 feet (Chord Bearing South 84°45'39" West - 111.32 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.,";

THENCE, South 44°42'21" West, for a distance of 16.99 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.,";

THENCE, North 89°12'36" West, for a distance of 10.74 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.," in the east line of Wildcat Way (60' R.O.W.);

THENCE, North 00°47'16" East, along said east line, for a distance of 10.74 feet, to a 1/2 inch iron rod found;

THENCE, North 44°28'08" East, continuing along said east line, for a distance of 35.83 feet, to a 1/2 inch iron rod found in the south line of said First Street, being on a curve to the left, having a radius of 1145.00 feet, a central angle of 50°27'37";

THENCE, along the south line of said First Street and with said curve to the left for an arc distance of 1008.40 feet (Chord Bearing North 62°45'29" East - 976.12 feet), to a 1/2 inch iron rod found at the point of tangency;

THENCE, North 37°31'40" East, continuing along said south line, for a distance of 100.34 feet, to a 1/2 inch iron rod found at the point of curvature of a curve to the right, having a radius of 1055.00 feet, a central angle of 07°09'13";

THENCE, continuing along said south line and with said curve to the right for an arc distance of 131.72 feet (Chord Bearing North 41°06'17" East 131.63 feet), to the POINT OF BEGINNING and containing 48.923 acres of land.

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS that I, WARREN L. CORWIN, 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.

WARREN L. CORWIN
R.P.L.S. No. 4621

THE 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 WARREN L. CORWIN, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed same for the purpose and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal of office, this _____ day of _____, 2023.

NOTARY PUBLIC, STATE OF TEXAS

STATE OF TEXAS §
COUNTY OF COLLIN §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, HUNT WANDERING CREEK LAND, LLC., acting herein by and through its duly authorized officers, does hereby certify and adopt this plat designating the herein above described property as WANDERING CREEK, an addition to the Town of Prosper, and does hereby dedicate to the public use forever, the streets and alleys shown thereon. The HUNT WANDERING CREEK LAND, LLC. does herein certify the following:

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

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

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

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

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

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

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

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

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

10. 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 channels, 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.

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 H, 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 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 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.

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 drainage 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 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.

DRAINAGE & 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 G, 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, 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 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.

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 _____, 2023.

BY:

HUNT WANDERING CREEK LAND, LLC.

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 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 _____, 2023.

Notary Public, State of Texas

CERTIFICATE OF APPROVAL

Approved this _____ day of _____, 2023 by the Planning & Zoning Commission of the Town of Prosper, Texas.

Town Secretary

Engineering Department

Development Services Department

CASE# DEVAPP-23-0156

FINAL PLAT
OF

WANDERING CREEK
PHASE I

LOTS 1-18, BLOCK A

LOTS 1-13, BLOCK B

LOTS 1-13, BLOCK C

LOTS 1, & 22-27, BLOCK D

LOTS 1-44, BLOCK E

LOTS 1-11, BLOCK F

LOTS 1-12, BLOCK G

LOT 1, BLOCK I

TOTAL LOTS 118

TOTAL RESIDENTIAL LOTS 110

TOTAL OPEN SPACE LOTS 8

TOTAL GROSS ACRES 48.923

TOTAL NET ACRES 38.665

TOTAL ROW ACRES 8.912 OR 388218.22 SQ. FT.

OUT OF THE

LARKIN McCARTY SURVEY, ABSTRACT NO. 600

JEREMIAH HORN SURVEY, ABSTRACT NO. 411

IN THE

TOWN OF PROSPER

COLLIN COUNTY, TEXAS

OWNER/APPLICANT

HUNT WANDERING CREEK LAND, LLC.

1330 AVENUE OF THE AMERICAS, 28TH FLOOR
NEW YORK, NY 10019

PREPARED BY

CORWIN ENGINEERING, INC.

200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013

972-396-1200
WARREN CORWIN

SEPTEMBER 2023

SHEET 3 OF 3



PLANNING

To: Planning & Zoning Commission **Item No. 3f**

From: Jerron Hicks, Planner

Through: David Hoover, AICP, Director of Development Services

Cc: Suzanne Porter, AICP, Planning Manager

Re: Site Plan of Prosper ISD Lakewood Campus, Block A, Lot 1

Meeting: May 20, 2025

Agenda Item:

Consider and act upon a request for a Site Plan for a Prosper Independent School District Community Center, Administration Building and Pavillion on Prosper ISD Lakewood Campus, Block A, Lot 1, on 53.3± acres, located on the east side of Lakewood Drive and 900± feet north of University Drive. (DEVAPP-25-0019)

Future Land Use Plan:

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

Zoning:

The property is zoned Planned Development-90.

Conformance:

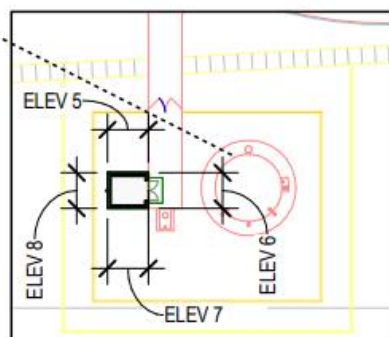
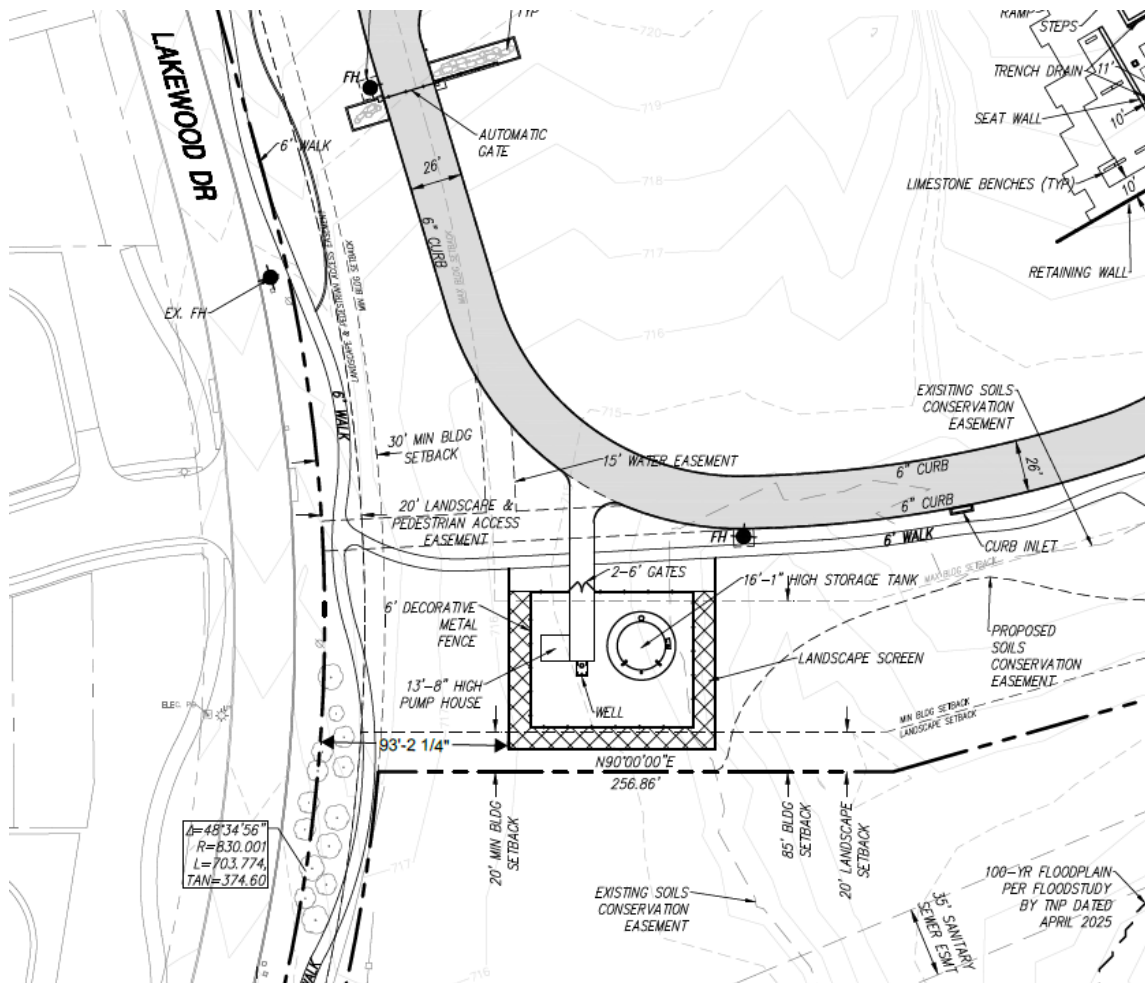
The Site Plan conforms to the development standards of Planned Development-90.

Description of Agenda Item:

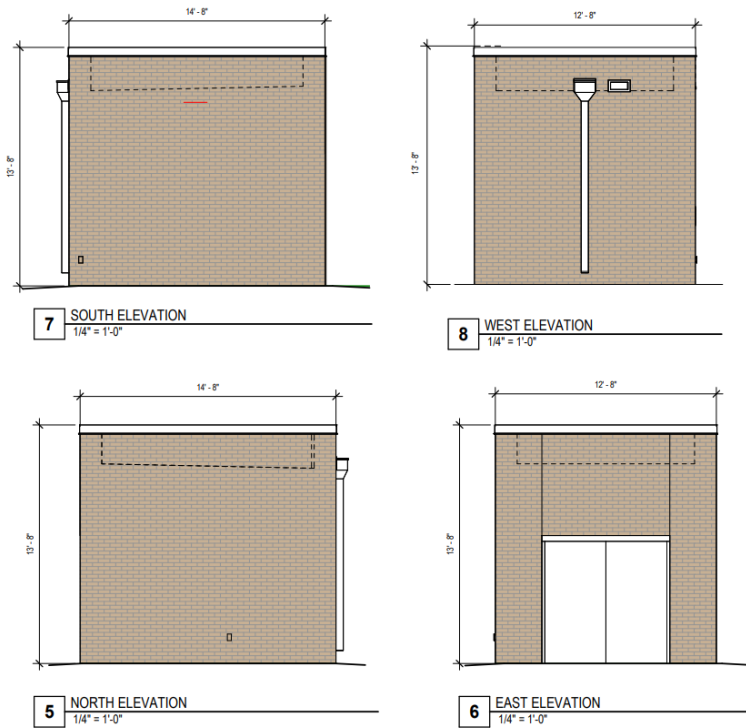
The Site Plan is the first phase of the overall campus and consists of three buildings and associated parking, totaling 149,293 square feet. Below is a description of each building.

1. An Administration Building that is three-stories with a basement. The three-story building is 60 feet in height on the north side. On the south side, it appears 4-stories since the basement is exposed, and it is approximately 75 feet in height.
2. A Community Center that is two-stories in height with the appearance of a one-story building on the north side and two-stories on the south side.
3. A Pavillion that is located along an amenity pond, south of the Administration Building.

Proposed Location of the Pump House and Storage Tank



Pump House Elevation

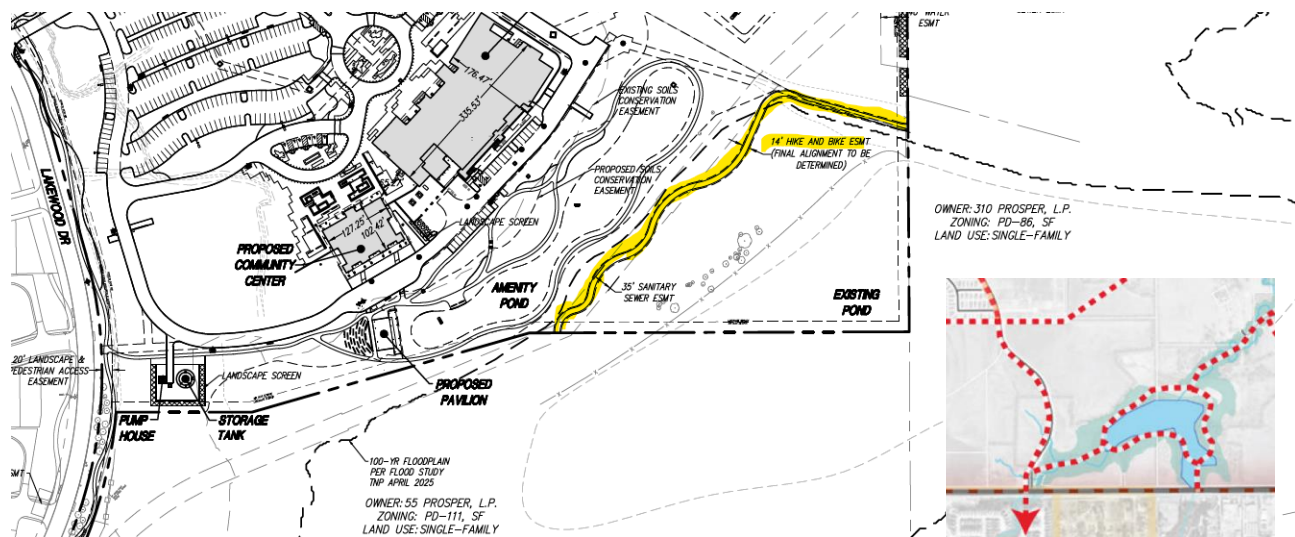


Access:

Access is provided from Lakewood Drive and Richland Boulevard.

Hike & Bike Trail

The Hike & Bike Master Plan shows a Hike & Bike Trail circling the pond. A portion of the trail is shown to be constructed on the southeast corner of the property. The exact alignment of the associated trail easement will be finalized during construction and adjusted accordingly on the final plat.



Landscaping, Open Space, and Screening:

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

Living Screen – The Site Plan reflects the installation of a living screen along the eastern property line, adjacent to residentially zoned property, in accordance with the approved Preliminary Site Plan.

Major Creek Amenities - The property is adjacent to a Major Creek – Rutherford Branch. The development complies with the requirement to provide four amenities adjacent to the creek, as noted on the site plan.

Companion Item:

As a companion item, the Final Plat (DEVAPP-25-0018) is on this Planning & Zoning Commission agenda.

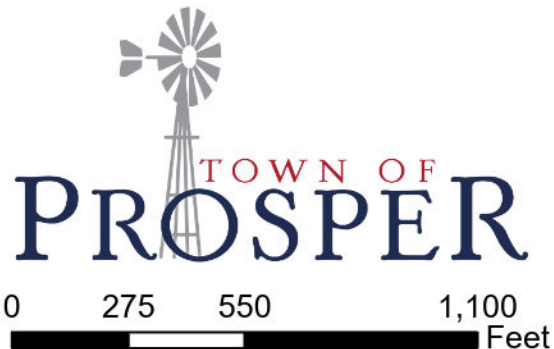
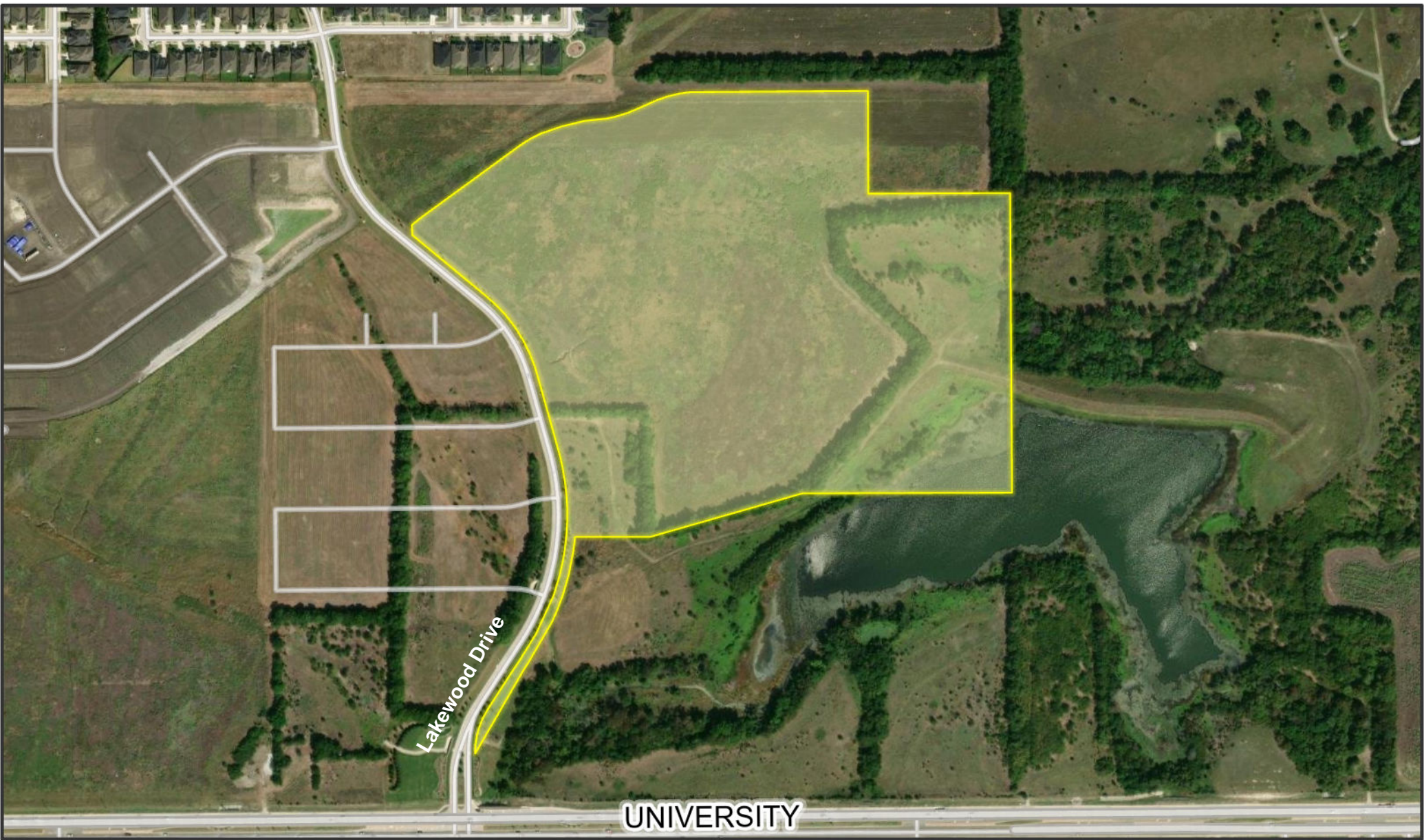
Attachments:

1. Location Map
2. Site Plan
3. Approved Preliminary Site Plan (DEVAPP-24-0129)

Town Staff Recommendation:

Town Staff recommends approval of the Site Plan subject to:

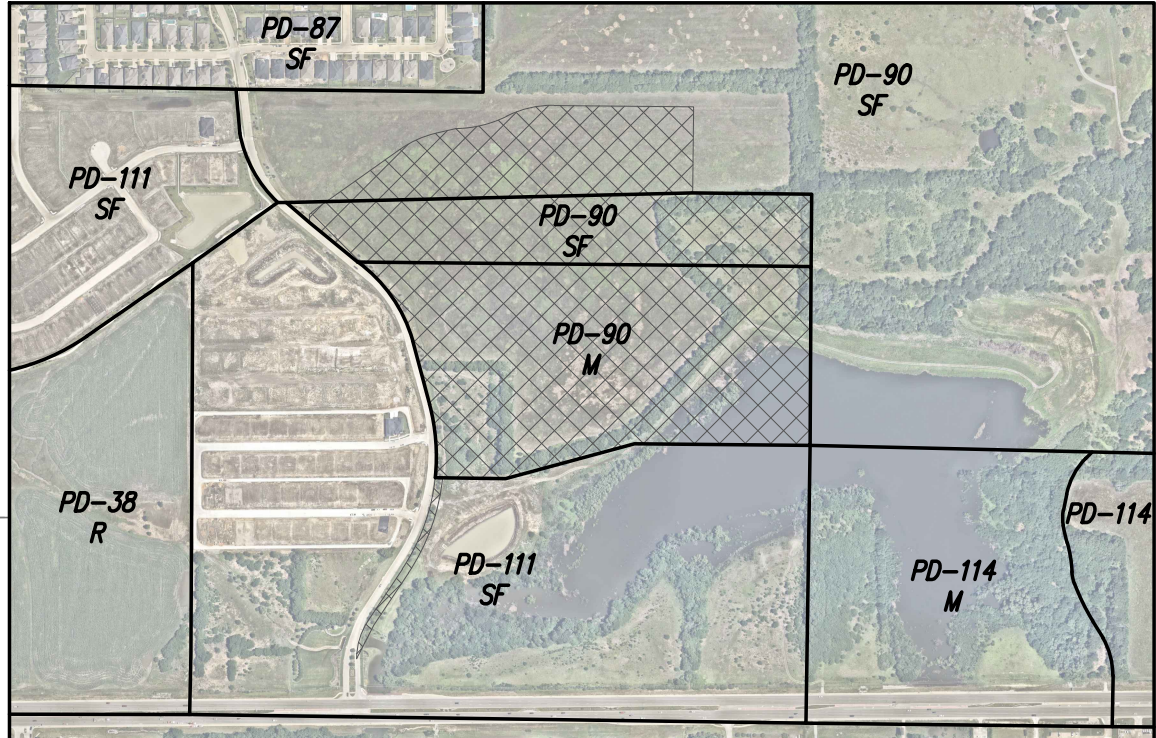
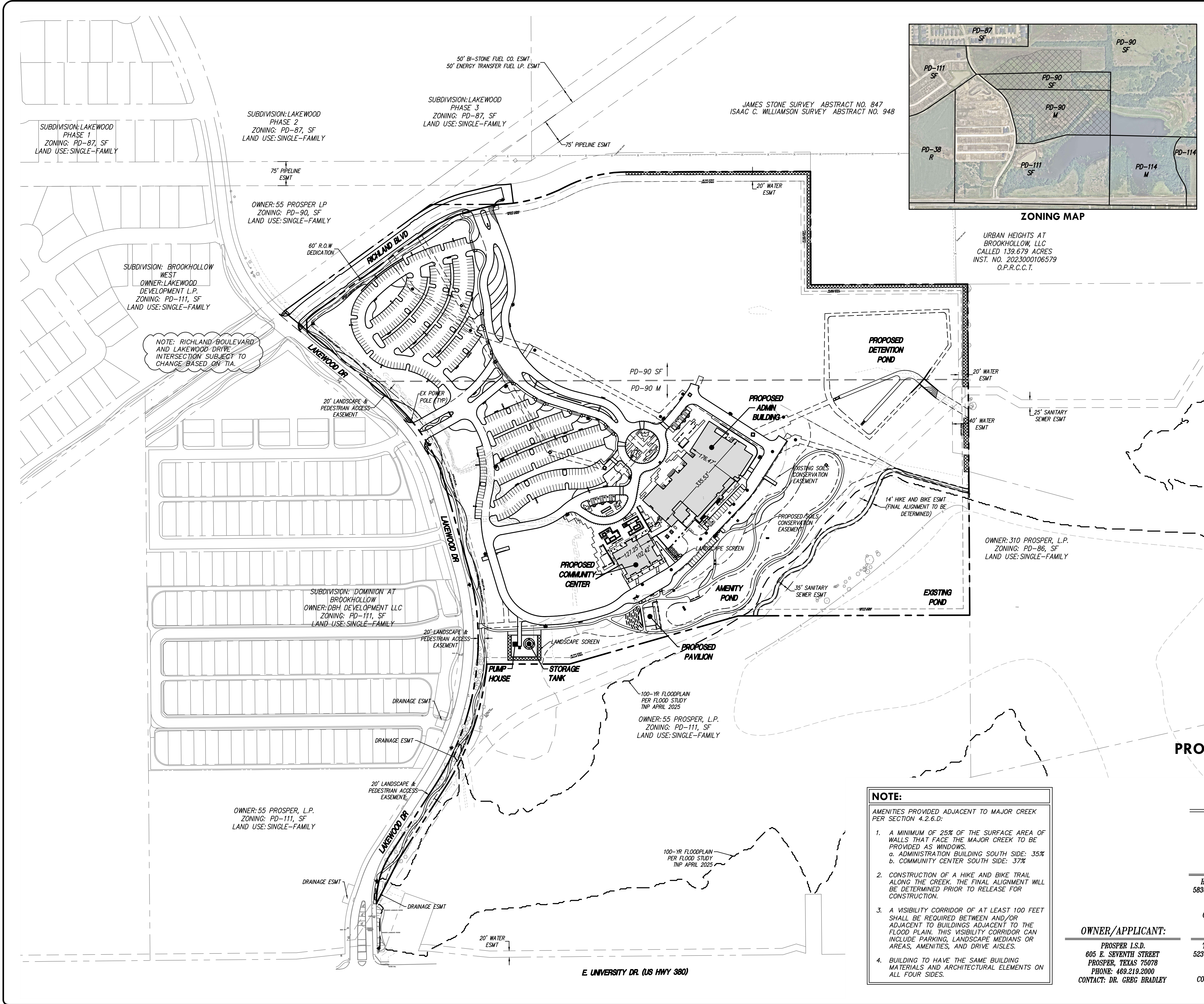
1. Relocation of the storage tank and pump house; and,
2. In accordance with the Preliminary Site Plan (DEVAPP-24-0129) condition of approval, a Traffic Impact Analysis for the overall development shall be approved prior to release for construction.



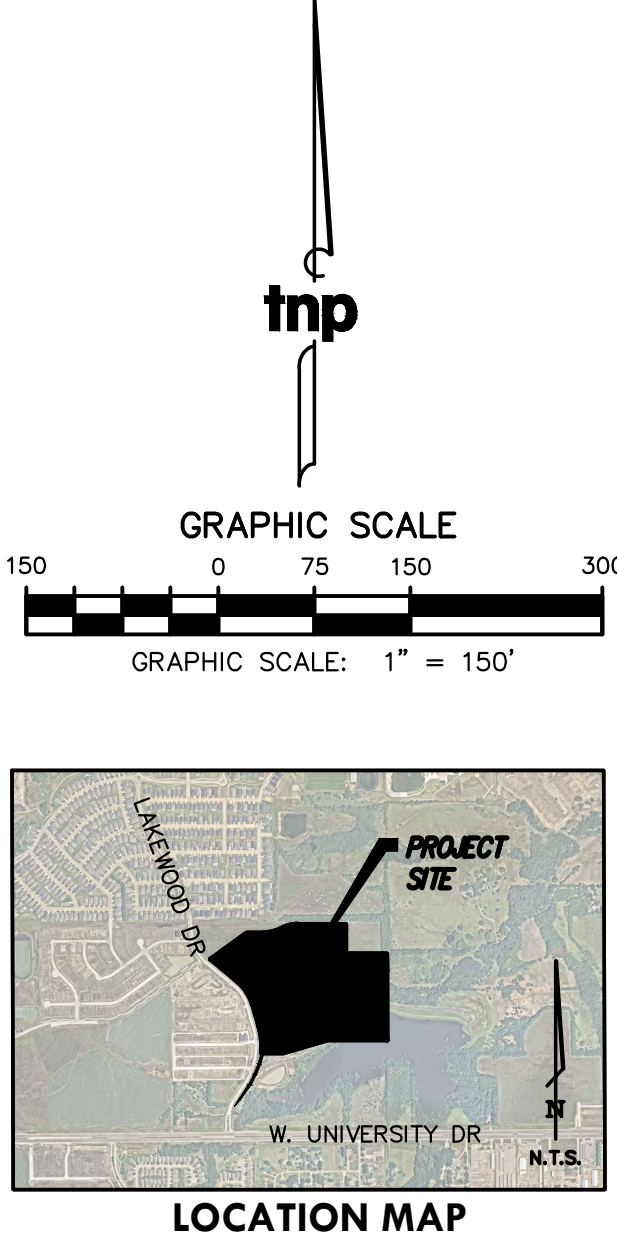
This map for illustration purposes only

DEVAPP-25-0019
Prosper ISD Lakewood
Campus, Block A, Lot 1
(Administration Facility)

Site Plan



- SITE PLAN NOTES**
- ANY REVISION TO THIS PLAN WILL REQUIRE TOWN APPROVAL AND WILL REQUIRE REVISIONS TO ANY CORRESPONDING PLANS TO AVOID CONFLICTS BETWEEN PLANS.
1. ALL DEVELOPMENT STANDARDS SHALL FOLLOW TOWN STANDARDS.
 2. LANDSCAPING SHALL CONFORM TO LANDSCAPE PLANS APPROVED BY THE TOWN OF PROSPER.
 3. ALL DEVELOPMENT STANDARDS SHALL FOLLOW FIRE REQUIREMENTS PER THE TOWN OF PROSPER.
 4. HANDICAPPED PARKING AREAS AND BUILDING ACCESSIBILITY SHALL CONFORM TO THE AMERICANS WITH DISABILITIES ACT (ADA) AND WITH THE REQUIREMENTS OF THE CURRENT, ADOPTED BUILDING CODE.
 5. ALL SIGNAGE IS SUBJECT TO BUILDING OFFICIAL APPROVAL.
 6. 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 USE AT THE TIME OF CO AND/OR FINISH-OUT PERMIT MAY RESULT IN ADDITIONAL IMPACT FEES AND/OR PARKING REQUIREMENTS.
 7. THE APPROVAL OF A PRELIMINARY SITE PLAN SHALL BE EFFECTIVE FOR A PERIOD OF TWO (2) YEARS FROM THE DATE THAT THE PRELIMINARY SITE PLAN IS APPROVED BY THE PLANNING & ZONING COMMISSION, AT THE END OF WHICH TIME THE APPLICANT MUST HAVE SUBMITTED AND RECEIVED THE APPROVAL OF A SITE PLAN BY THE PLANNING & ZONING COMMISSION. IF A SITE PLAN IS NOT APPROVED WITHIN SUCH TWO (2) YEAR PERIOD, THE PRELIMINARY SITE PLAN APPROVAL SHALL BE NULL AND VOID. IF THE SITE PLAN APPROVAL IS ONLY FOR A PORTION OF THE PROPERTY, THE APPROVAL OF THE PRELIMINARY SITE PLAN FOR THE REMAINING PROPERTY SHALL BE NULL AND VOID.
 8. OPEN SPACE REQUIREMENTS SHALL FOLLOW THE ZONING ORDINANCE, PER TRACT. OPEN SPACE SHALL NOT INCLUDE VEHICULAR PARKING, REQUIRED PARKING LOT LANDSCAPE ISLANDS, BUILDING FOOTPRINT, UTILITY YARDS, REQUIRED LANDSCAPE SETBACKS, SIDEWALKS, AND DETENTION POND.



SITE DATA SUMMARY

EXISTING ZONING:	PD-90 (MIXED USE/SINGLE-FAMILY)
PROPOSED USE:	MIXED USE
GROSS LOT AREA:	52.39 ACRES (2,282,286 SF)
NET LOT AREA:	53.29 ACRES (2,321,105 SF)
BUILDING AREA:	149,293 SF
HEIGHT:	
ADMIN. BUILDING: (3 STORY WITH BASEMENT)	NORTH SIDE: 60'-00" SOUTH SIDE: 70'-00" WITH SCREEN: 74'-08"
COMMUNITY CENTER: (2 STORY)	NORTH SIDE: 25'-00" SOUTH SIDE: 40'-00"
PAVILION:	NORTH SIDE: 20'-00" SOUTH SIDE: 20'-00"
PUMP HOUSE:	ALL SIDES: 13'-08"
LOT COVERAGE RATIO:	2.67% (60,874 SF)
FLOOR AREA RATIO:	6.54% (149,293 SF)
TOTAL IMPERVIOUS AREA:	29.98% (684,362 SF)
OPEN SPACE REQUIRED:	225,753.7 SF (10%)
OPEN SPACE PROVIDED:	1,253,715.0 SF (55.53%)
REQUIRED PARKING TOTAL:	520 SPACES
ADMIN. BUILDING: (124,456 SF, 352 SEATS)	444 SPACES
(1 SPACE PER 350 SF OF FLOOR AREA, 1 SPACE PER 4 SEATS)	
COMMUNITY CENTER: (21,804 SF) (10 SPACES PLUS 1 SPACE FOR EACH 300 SF OF FLOOR AREA IN EXCESS OF 2,000 SF)	76 SPACES
TOTAL PROVIDED PARKING:	572 SPACES
REQUIRED HANDICAP SPACES:	13 SPACES
STANDARD SPACES: (9'x20')	559 SPACES
HANDICAP SPACES:	13 SPACES
PARKING LOT LANDSCAPING REQUIRED:	17,340 SF
PROVIDED:	149,370 SF
FOUNDATION PLANTING: (ONE LARGE TREE PER 10,000 SF OF GROSS BUILDING AREA)	15 TREES

BUILDING AREA SUMMARY

BUILDING AREA:	
ADMIN. BUILDING:	124,456 SF (TOTAL) (LVL. 0 = 2,835 SF) (LVL. 1 = 48,402 SF) (LVL. 2 = 35,087 SF) (LVL. 3 = 35,932 SF) (BALCONIES = 2,200 SF)
COMMUNITY CENTER:	21,804 SF (TOTAL) (LVL. 0 = 10,562 SF) (LVL. 1 = 9,997 SF) (BALCONIES = 1,245 SF)
PAVALION:	3,033 SF
TOTAL BUILDING AREA:	149,293 SF

NOTE:

FOR BUILDINGS UNDER 40 FEET OF HEIGHT, MINIMUM SETBACK IS AS FOLLOWS:

LAKEWOOD DRIVE: 30'
RICHLAND BOULEVARD: 15'
SIDE AND REAR: 20'

SETBACK IS INCREASED BY 1 FOOT FOR EACH ADDITIONAL FOOT OF HEIGHT, ADMIN. BUILDING IS AS FOLLOWS:

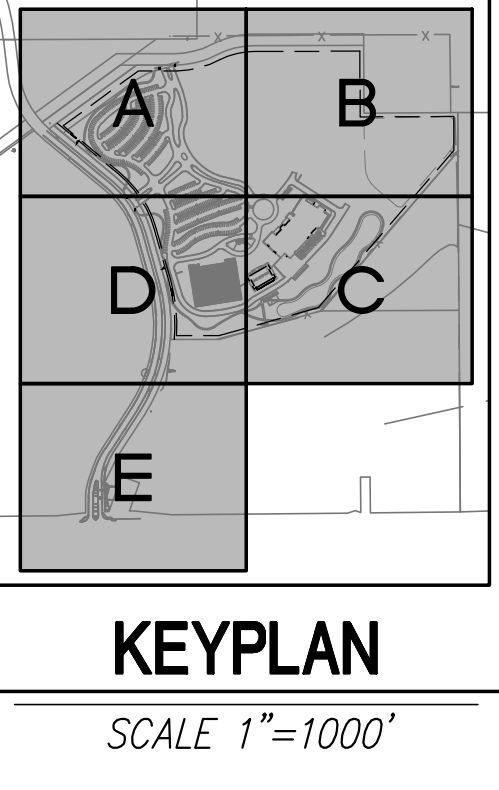
LAKEWOOD DRIVE: 77'
RICHLAND BOULEVARD: 57'
SIDE AND REAR: 77'

**DEVAPP-25-0019
SITE PLAN
FOR
PROSPER ISD ADMINISTRATION FACILITY
BLOCK A, LOT 1
TOWN OF PROSPER,
COLLIN COUNTY, TEXAS**

DATE PREPARED: MAY 2025

ARCHITECT: HUCKABEE & ASSOCIATES, INC. 5830 GRANITE PARKWAY, SUITE 750 PLANO, TX 75024 972.292.7670 CONTACT: JOE TREMBLAY, AIA	SURVEYOR: TEAGUE NALL & PERKINS, INC. 825 MATTERS CREEK BLVD., STE. M300 ALLEN, TEXAS 75013 214.461.9918 CONTACT: BRIAN J. MADDOX II, R.P.L.S.
OWNER/APPLICANT: PROSPER I.S.D. 605 E. SEVENTH STREET PROSPER, TEXAS 75078 PHONE: 469.219.2000 CONTACT: DR. GREG BRADLEY	ENGINEER: TEAGUE NALL & PERKINS, INC. 5237 N. RIVERSIDE DRIVE, SUITE 100 FORT WORTH, TEXAS 76137 817.336.5773 CONTACT: AMANDA M. MULLEN P.E.
	LANDSCAPE ARCHITECT: TEAGUE NALL & PERKINS, INC. 5237 N. RIVERSIDE DRIVE, SUITE 100 FORT WORTH, TEXAS 76137 817.336.5773 CONTACT: JOE MADRID, R.L.A.

- NOTE:**
- AMENITIES PROVIDED ADJACENT TO MAJOR CREEK PER SECTION 4.2.6.D:
1. A MINIMUM OF 25% OF THE SURFACE AREA OF WALLS THAT FACE THE MAJOR CREEK TO BE PROVIDED AS WINDOWS.
a. ADMINISTRATION BUILDING SOUTH SIDE: 35%
b. COMMUNITY CENTER SOUTH SIDE: 37%
 2. CONSTRUCTION OF A HIKE AND BIKE TRAIL ALONG THE CREEK. THE FINAL ALIGNMENT WILL BE DETERMINED PRIOR TO RELEASE FOR CONSTRUCTION.
 3. A VISIBILITY CORRIDOR OF AT LEAST 100 FEET SHALL BE REQUIRED BETWEEN AND/OR ADJACENT TO BUILDINGS ADJACENT TO THE FLOOD PLAIN. THIS VISIBILITY CORRIDOR CAN INCLUDE PARKING, LANDSCAPE MEDIANS OR AREAS, AMENITIES, AND DRIVE AISLES.
 4. BUILDING TO HAVE THE SAME BUILDING MATERIALS AND ARCHITECTURAL ELEMENTS ON ALL FOUR SIDES.



no.	revision	by	date

teague nall & perkins
5237 N. Riverside Drive, Suite 100
Fort Worth, Texas 76137
817.336.5773 ph 817.336.2813 fx
TBPE Registration No. F-230
www.tnpinc.com

Prosper Independent School District

scale
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N/A
date
MAY 2025

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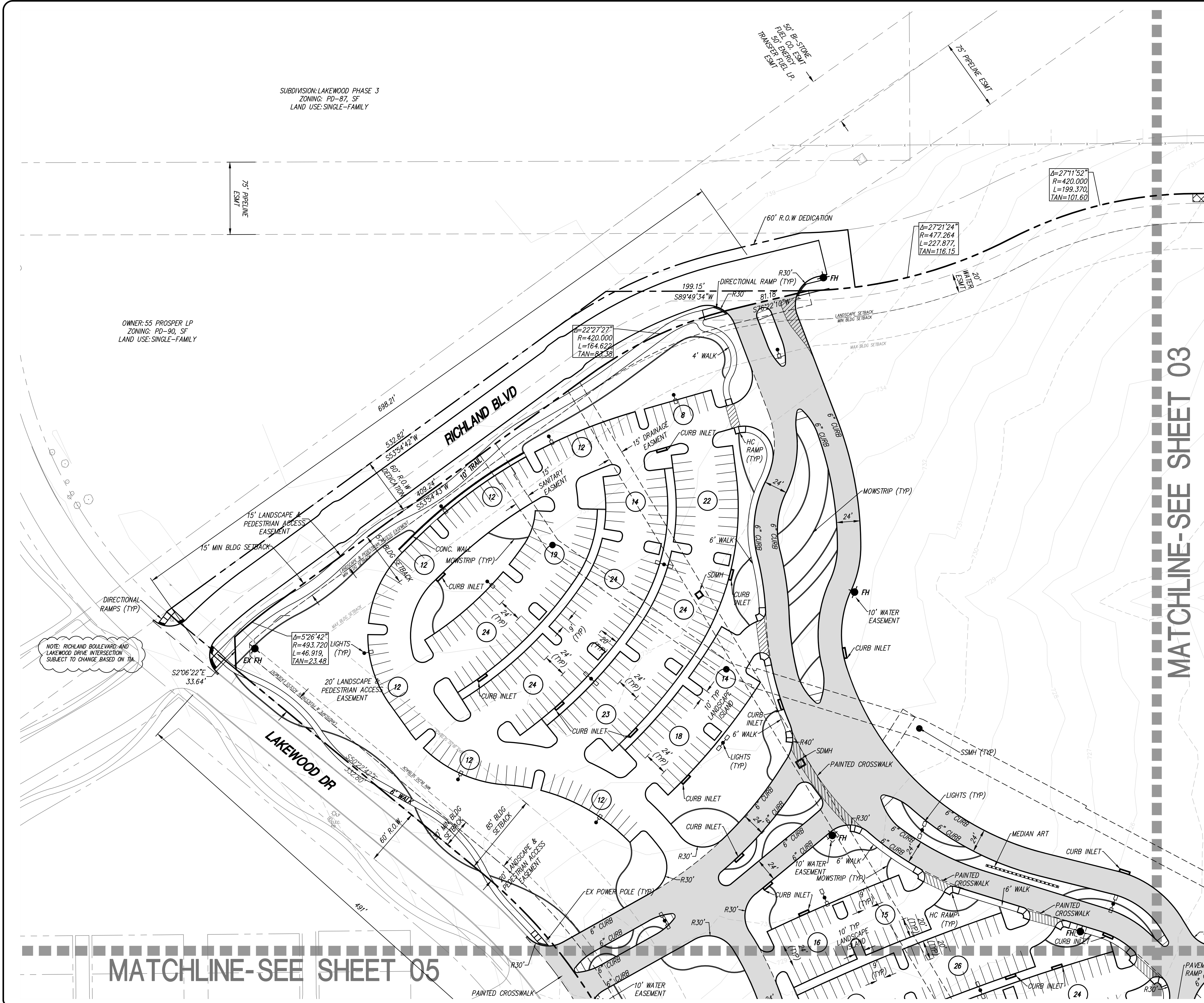
This document is for interim review and is not intended for construction, bidding or permit purposes.

AMANDA M. MULLEN, P.E. Date: MAY 2025

Tx. Reg. # 123232

Town of Prosper, Texas
Prosper Independent School District
District Administration Facility
OVERALL SITE PLAN

tnp project
HUC24074
sheet
01



SITE PLAN NOTES

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GRAPHIC SCALE

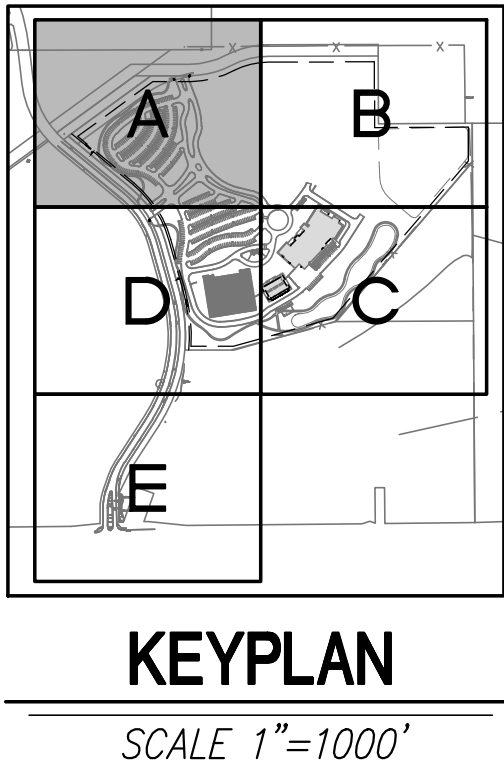
50 0 25 50 100

GRAPHIC SCALE: 1" = 50'

LOCATION MAP

LEGEND

- PROPOSED FIRE LANE DRAINAGE & UTILITY EASEMENT
- PROPOSED FLATWORK
- PROPOSED FIRE HYDRANT
- PARKING COUNT



no.	revision	by	date

teague nall & perkins

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TBPE Registration No. F-230
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Prosper Independent School District

scale
horiz
1"=50'
vert
N/A
date
MAY 2025

tnp

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AMANDA M. MULLEN, P.E. Date: MAY 2025

Tx. Reg. # 123232

Town of Prosper, Texas

Prosper Independent School District

District Administration Facility

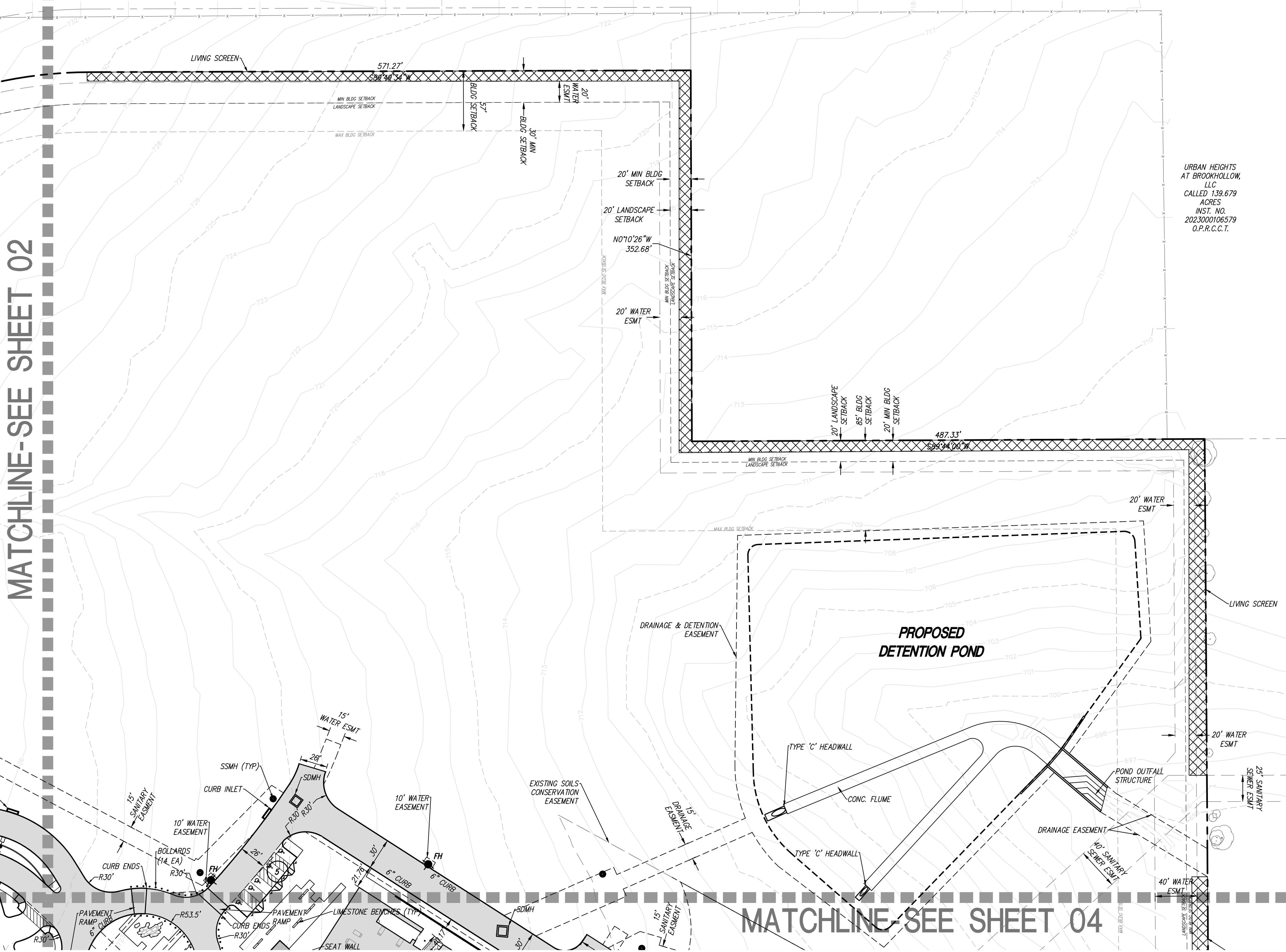
SITE PLAN - (1 OF 5)

tnp project
HUC24074

sheet
02

MATCHLINE-SEE SHEET 02

JAMES STONE SURVEY ABSTRACT NO. 847
ISAAC C. WILLIAMSON SURVEY ABSTRACT NO. 948

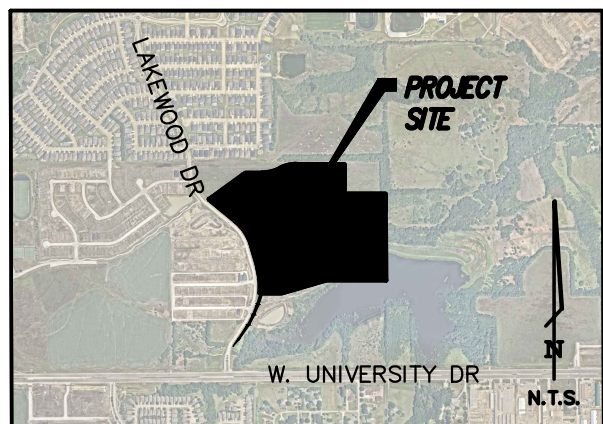
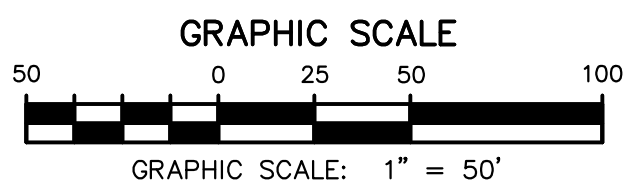


URBAN HEIGHTS
AT BROOKHOLLOW,
LLC
CALLED 139.679
ACRES
INST. NO.
2023000106579
O.P.R.C.C.T.

SITE PLAN NOTES

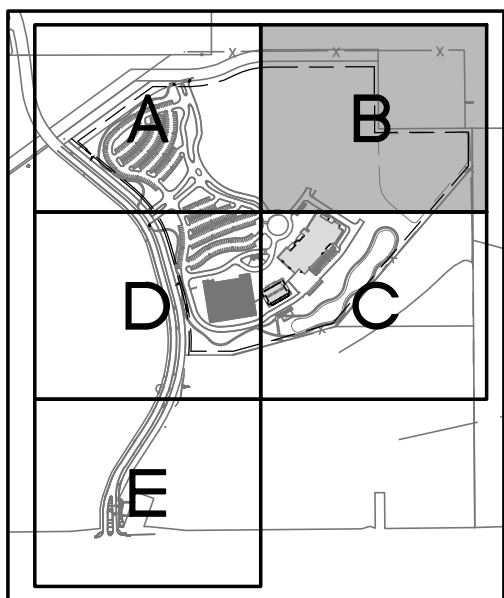
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tnp



LEGEND

- PROPOSED FIRE LANE DRAINAGE & UTILITY EASEMENT
- PROPOSED FLATWORK
- PROPOSED FIRE HYDRANT
- PARKING COUNT



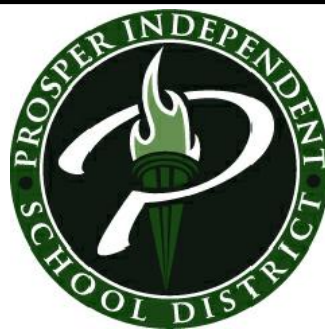
KEYPLAN

SCALE 1"=1000'

no.	revision	by	date

teague nall & perkins

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Fort Worth, Texas 76137
817.336.5773 ph 817.336.2813 fx
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Prosper
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School
District

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date
MAY 2025



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AMANDA M. MULLEN, P.E. Date: MAY 2025

Tx. Reg. # 123232

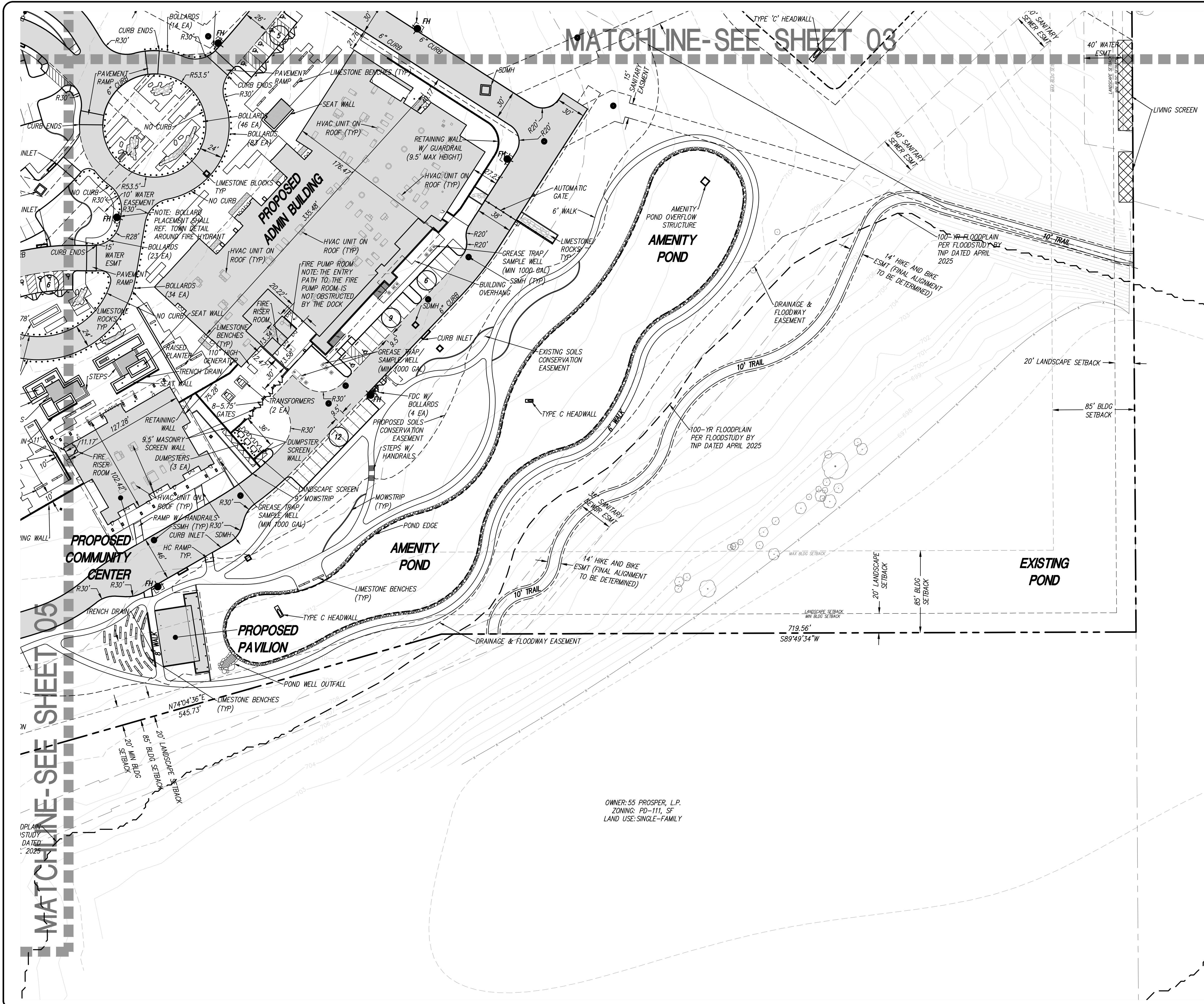
Town of Prosper, Texas
Prosper Independent School District
District Administration Facility
SITE PLAN - (2 OF 5)

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03

DISTRICT ADMINISTRATION FACILITY

PROSPER, TX

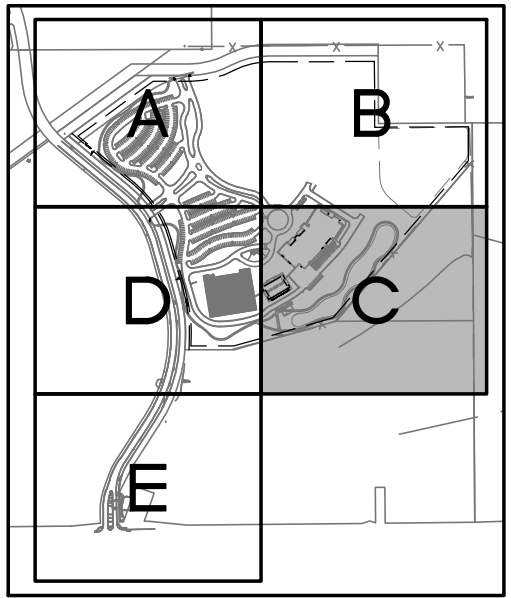
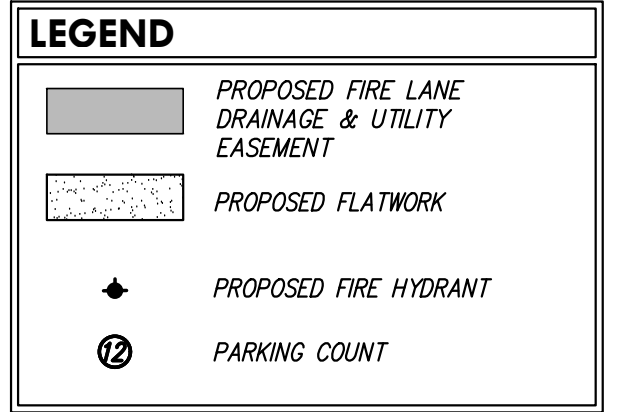
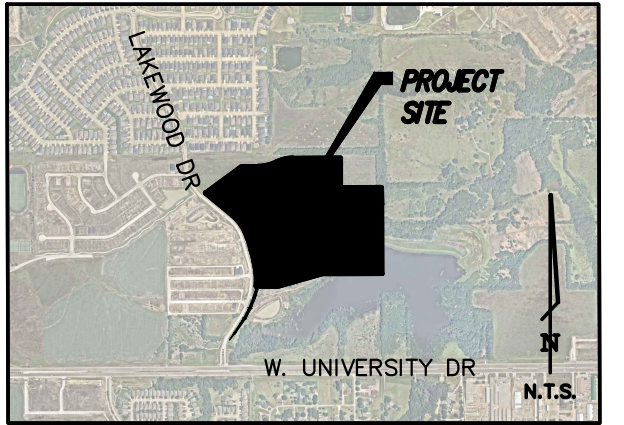
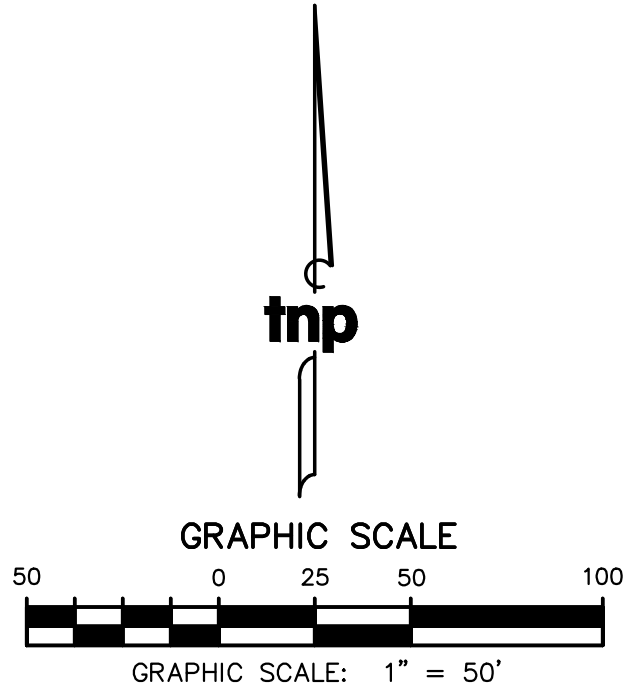
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NOTE: BOLLARDS ALONG FIRE LANE WHERE NO CURB IS PROVIDED SHALL BE SPACED 6' O.C. MAX.

NOTE:
HIKE AND BIKE TRAIL FINAL ALIGNMENT TO BE DETERMINED THROUGH ADDITIONAL COORDINATION WITH TOWN.



KEYPLAN
SCALE 1"=1000'

no.	revision	by	date

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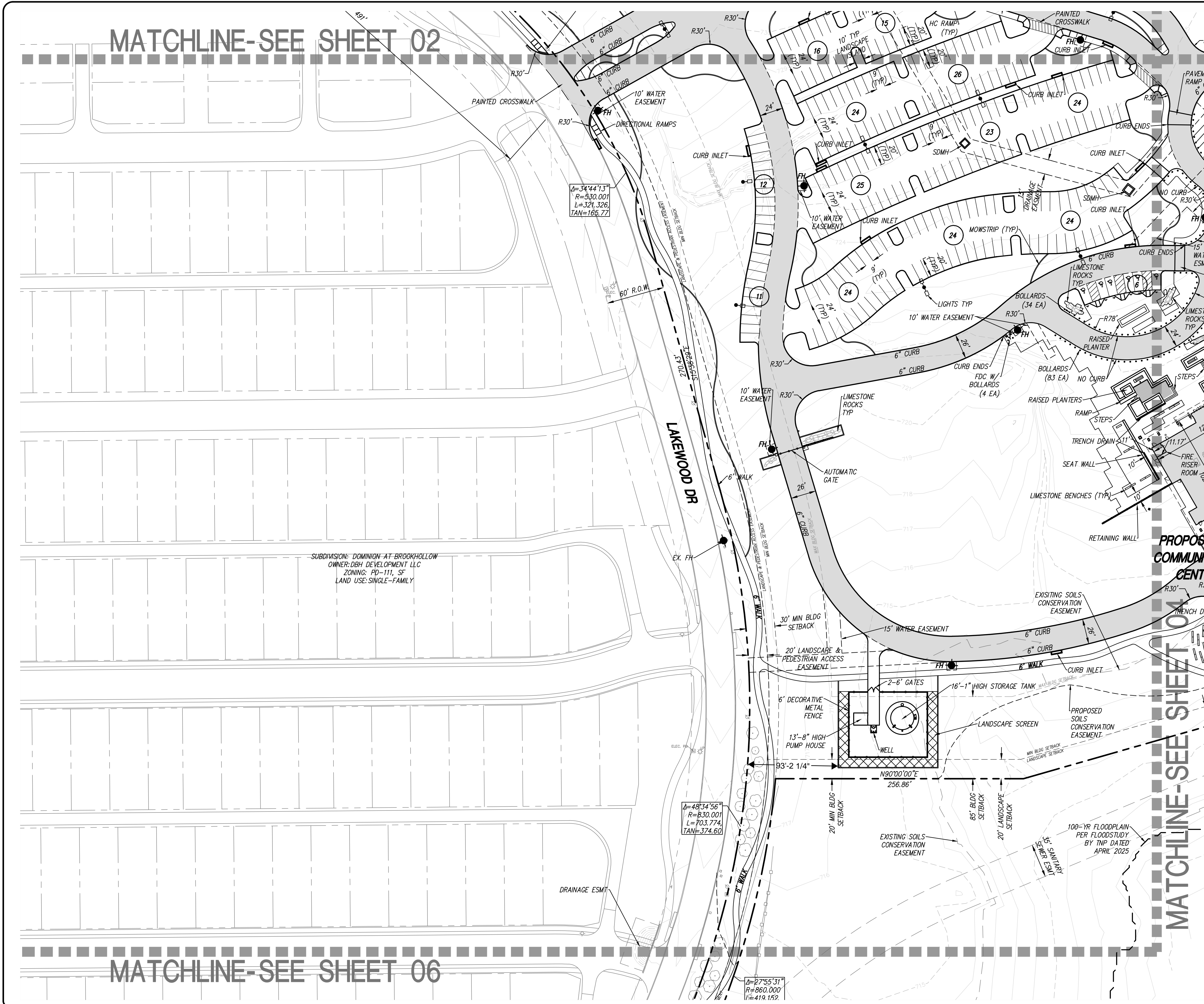
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MAY 2025



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AMANDA M. MULLEN, P.E. Date: MAY 2025
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Town of Prosper, Texas
Prosper Independent School District
District Administration Facility
SITE PLAN - (3 OF 5)

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SITE PLAN NOTES

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GRAPHIC SCALE

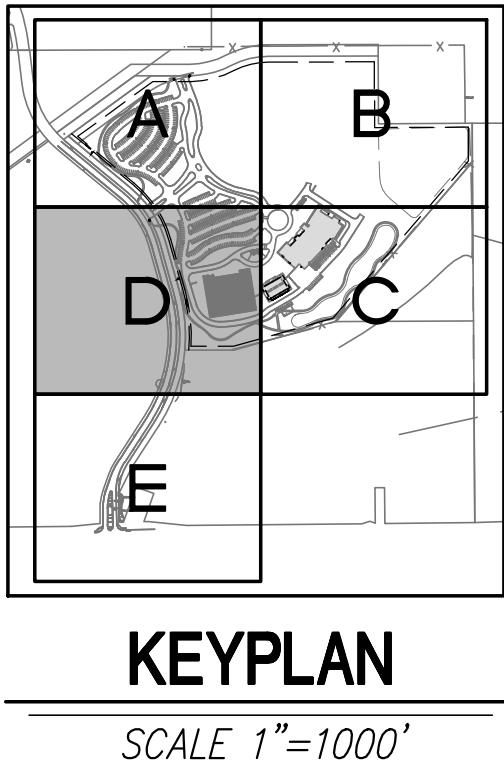
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GRAPHIC SCALE: 1" = 50'

LOCATION MAP

LEGEND

- PROPOSED FIRE LANE DRAINAGE & UTILITY EASEMENT
- PROPOSED FLATWORK
- PROPOSED FIRE HYDRANT
- PARKING COUNT



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scale
horiz
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N/A
date
MAY 2025

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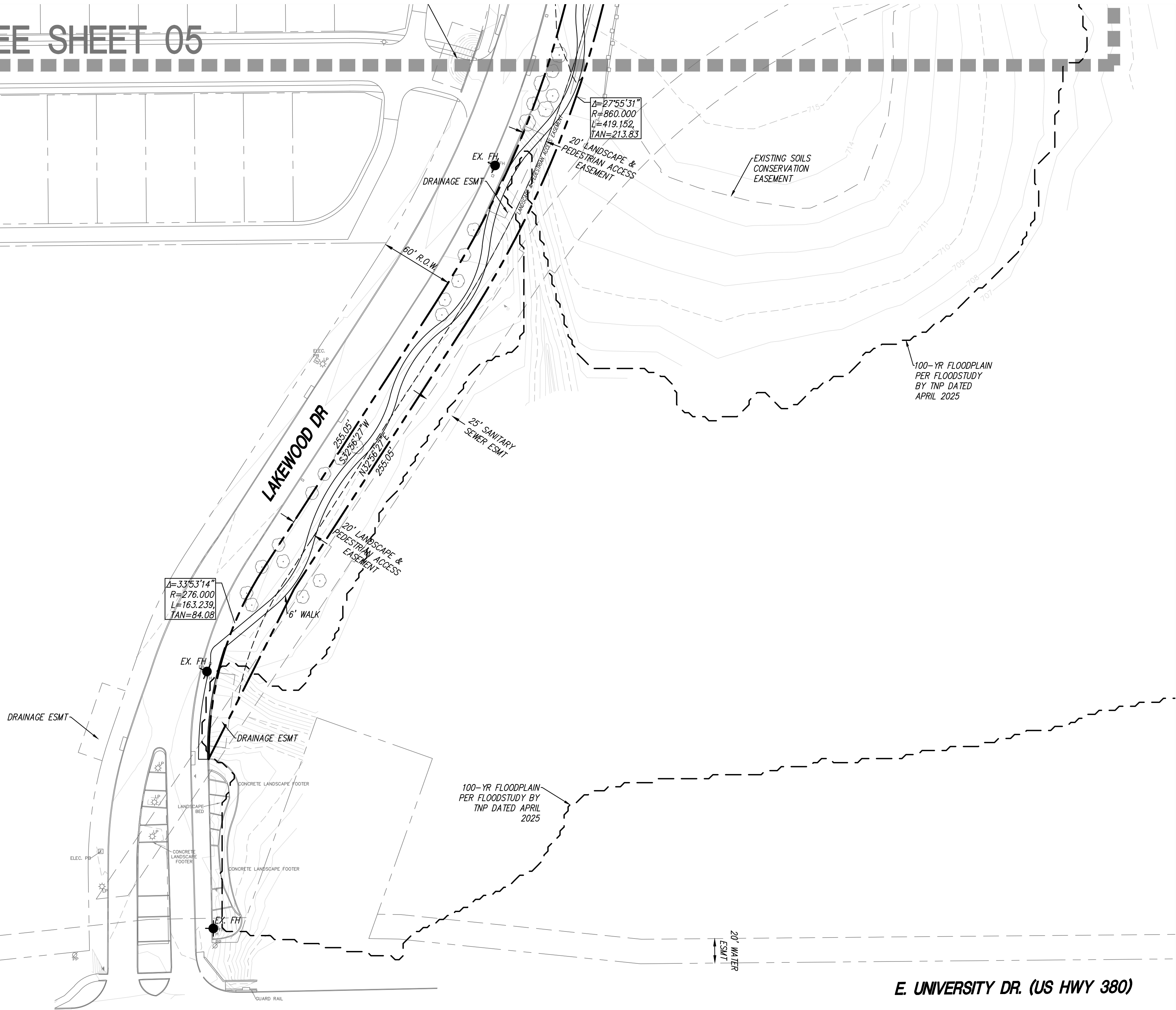
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Town of Prosper, Texas
Prosper Independent School District
District Administration Facility
SITE PLAN - (4 OF 5)

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MATCHLINE-SEE SHEET 05

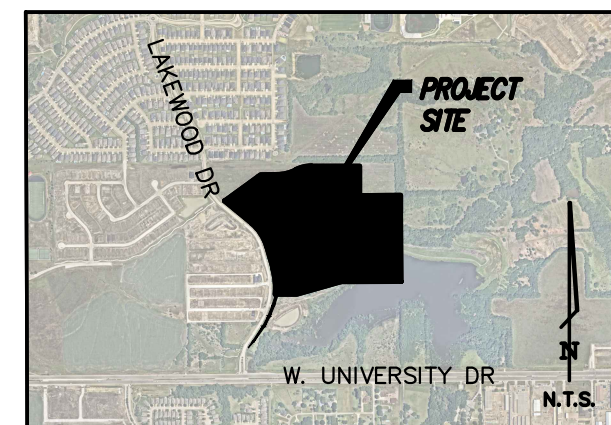
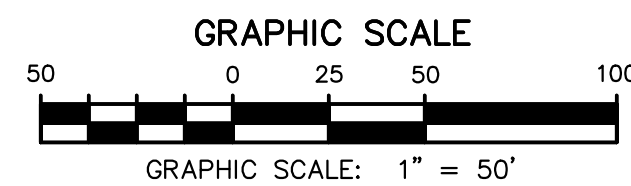
OWNER: 55 PROSPER, L.P.
ZONING: PD-111, SF
LAND USE: SINGLE-FAMILY



SITE PLAN NOTES

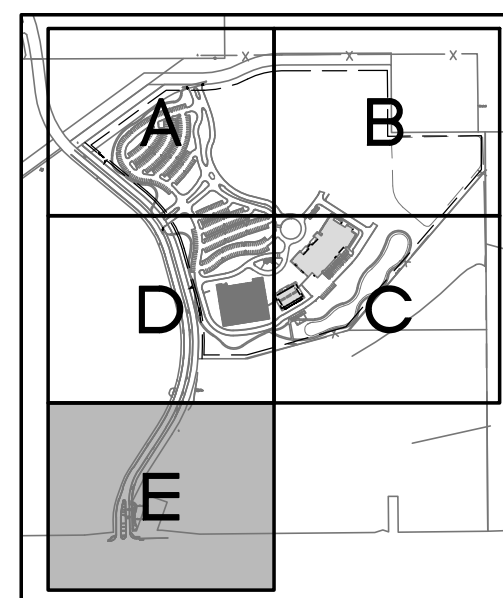
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tnp



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KEYPLAN

SCALE 1"=1000'

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Town of Prosper, Texas

Prosper Independent School District

District Administration Facility

SITE PLAN - (5 OF 5)

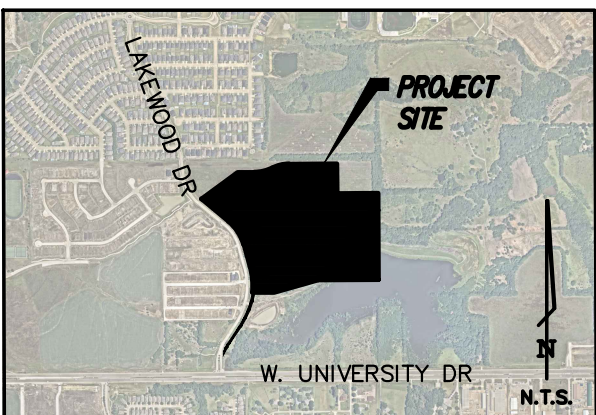
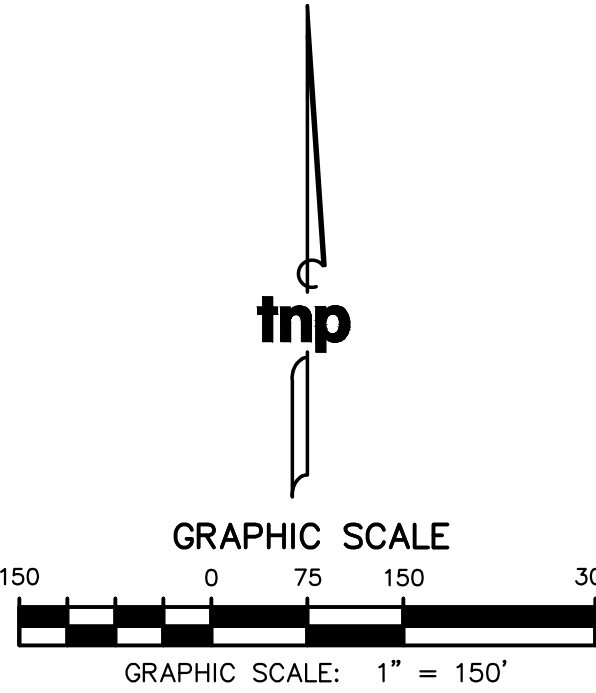
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06

Approved Preliminary Site Plan
(DEVAPP-24-0129)



Subject to the completion of a Traffic Impact Assessment (TIA) prior to issuing building permit.

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LEGEND

- PROPOSED FIRE LANE DRAINAGE & UTILITY EASEMENT
- PROPOSED FLATWORK
- PROPOSED FIRE HYDRANT

SITE DATA SUMMARY

EXISTING ZONING:	PD-90 (MIXED USE/SINGLE-FAMILY)
PROPOSED USE:	MIXED USE
GROSS LOT AREA:	53.28 ACRES (2,320,950 SF)
NET LOT AREA:	52.39 ACRES (2,282,279 SF)
BUILDING AREA:	149,293 SF
HEIGHT:	
ADMIN. BUILDING: (3 STORY WITH BASEMENT)	NORTH SIDE: 57'-00"
	SOUTH SIDE: 67'-00"
COMMUNITY CENTER: (2 STORY)	NORTH SIDE: 25'-00"
	SOUTH SIDE: 39'-00"
LOT COVERAGE RATIO:	2.67% (60,874 SF)
FLOOR AREA RATIO:	6.54% (149,293 SF)
TOTAL IMPERVIOUS AREA:	29.98% (684,362 SF)
OPEN SPACE REQUIRED:	225,753.7 SF (10%)
OPEN SPACE PROVIDED:	1,264,861.3 SF (56.03%)
REQUIRED PARKING TOTAL:	520 SPACES
ADMIN. BUILDING: (124,456 SF, 352 SEATS)	444 SPACES
(1 SPACE PER 350 SF OF FLOOR AREA, 1 SPACE PER 4 SEATS)	
COMMUNITY CENTER: (21,804 SF)	76 SPACES
(10 SPACES PLUS 1 SPACE FOR EACH 300 SF OF FLOOR AREA IN EXCESS OF 2,000 SF)	
TOTAL PROVIDED PARKING:	573 SPACES
REQUIRED HANDICAP SPACES:	11 SPACES
STANDARD SPACES: (9'x20')	562 SPACES
HANDICAP SPACES:	11 SPACES
PARKING LOT LANDSCAPING REQUIRED:	17,340 SF
PROVIDED:	149,370 SF
FOUNDATION PLANTING: (ONE LARGE TREE PER 10,000 SF OF GROSS BUILDING AREA)	15 TREES

BUILDING AREA SUMMARY

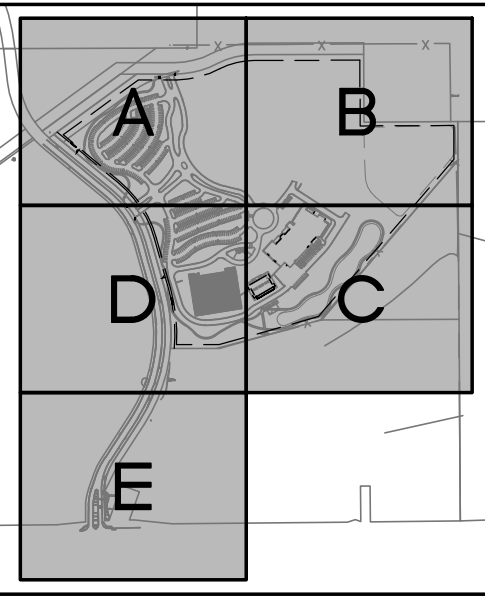
BUILDING AREA:	
ADMIN. BUILDING:	124,456 SF (TOTAL) (L.V. 0 = 2,835 SF) (L.V. 1 = 48,402 SF) (L.V. 2 = 35,087 SF) (L.V. 3 = 35,932 SF) (BALCONIES = 2,200 SF)
COMMUNITY CENTER:	21,804 SF (TOTAL) (L.V. 0 = 10,562 SF) (L.V. 1 = 9,997 SF) (BALCONIES = 1,245 SF)
PAVALION:	3,033 SF
TOTAL BUILDING AREA:	149,293 SF

DEVAPP-24-0129
PRELIMINARY SITE PLAN
FOR
PROSPER ISD ADMINISTRATION FACILITY
BLOCK A, LOT 1
TOWN OF PROSPER,
COLLIN COUNTY, TEXAS

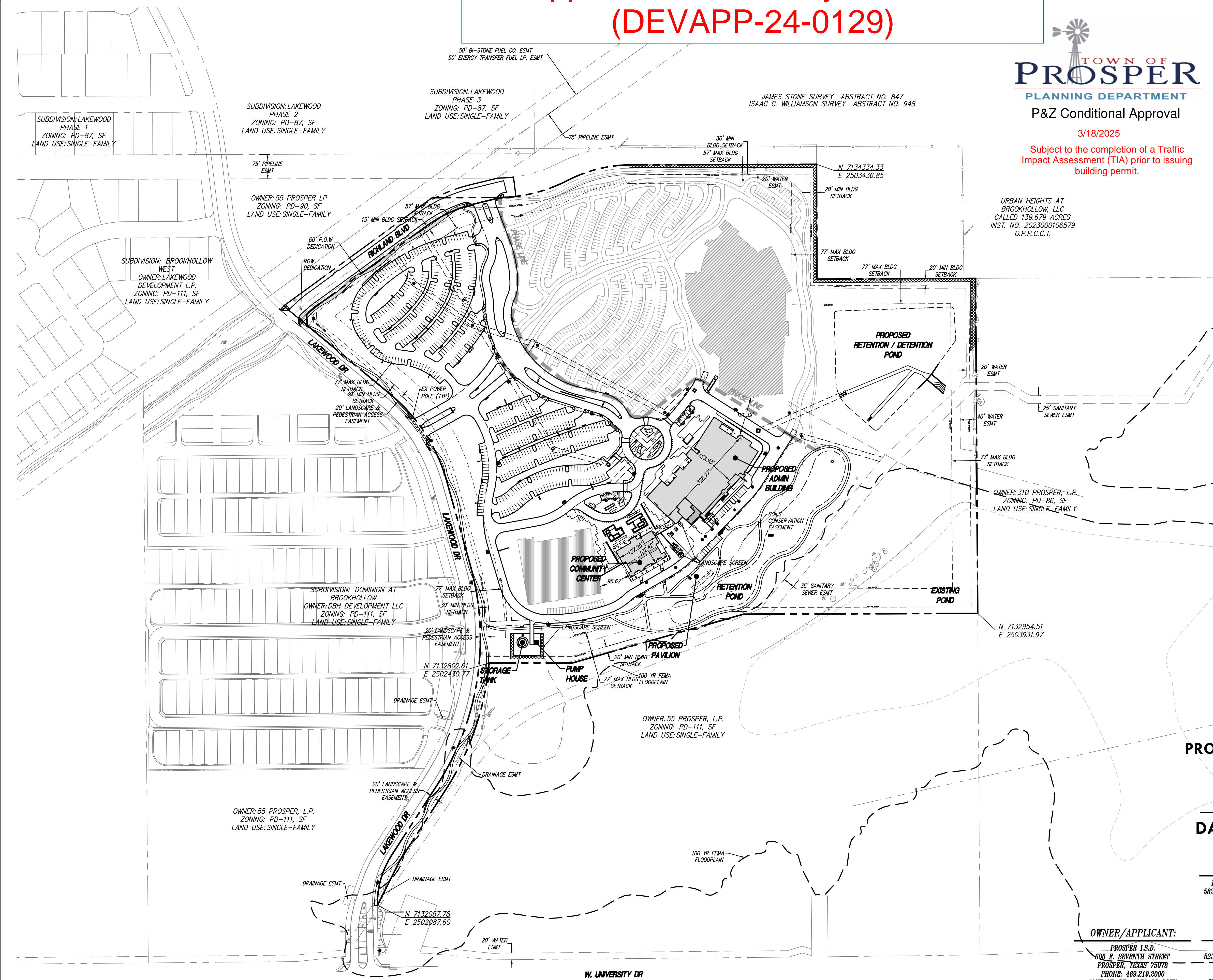
DATE PREPARED: FEBRUARY 2025

ARCHITECT: HUCKABEE & ASSOCIATES, INC. 5830 GRANITE PARKWAY, SUITE 750 PLANO, TX 75024 972.292.7670 CONTACT: JOE TREMBLAY, AIA	SURVEYOR: TEAGUE NALL & PERKINS, INC. 825 WATERS CREEK BLVD., STE. M300 ALLEN, TEXAS 75013 214.461.9918 CONTACT: BRIAN J. MADDOX II, R.P.L.S.
ENGINEER: TEAGUE NALL & PERKINS, INC. 5237 N RIVERSIDE DRIVE, SUITE 100 FORT WORTH, TEXAS 76137 817.336.5773 CONTACT: AMANDA M. MULLEN P.E.	LANDSCAPE ARCHITECT: TEAGUE NALL & PERKINS, INC. 5237 N RIVERSIDE DRIVE, SUITE 100 FORT WORTH, TEXAS 76137 817.336.5773 CONTACT: JOE MADRID, R.L.A.

OWNER/APPLICANT:
PROSPER I.S.D.
605 E. SEVENTH STREET
PROSPER, TEXAS 75078
PHONE: 469.219.2000
CONTACT: DR. GREG BRADLEY



KEYPLAN
SCALE 1"=1000'



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Prosper Independent School District

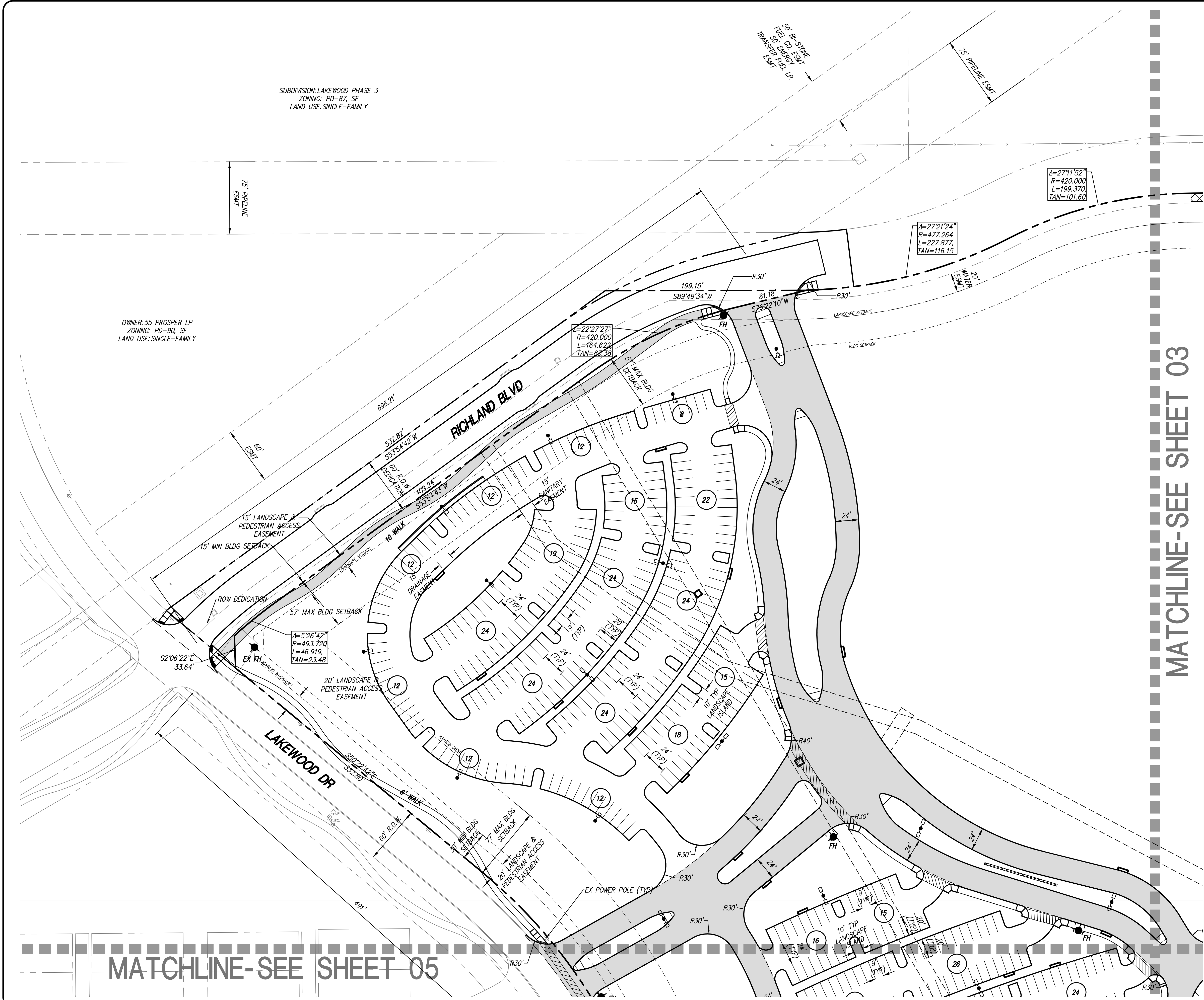
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Town of Prosper, Texas
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OVERALL SITE PLAN

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GRAPHIC SCALE
0 25 50 100
GRAPHIC SCALE: 1" = 50'

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- PARKING COUNT

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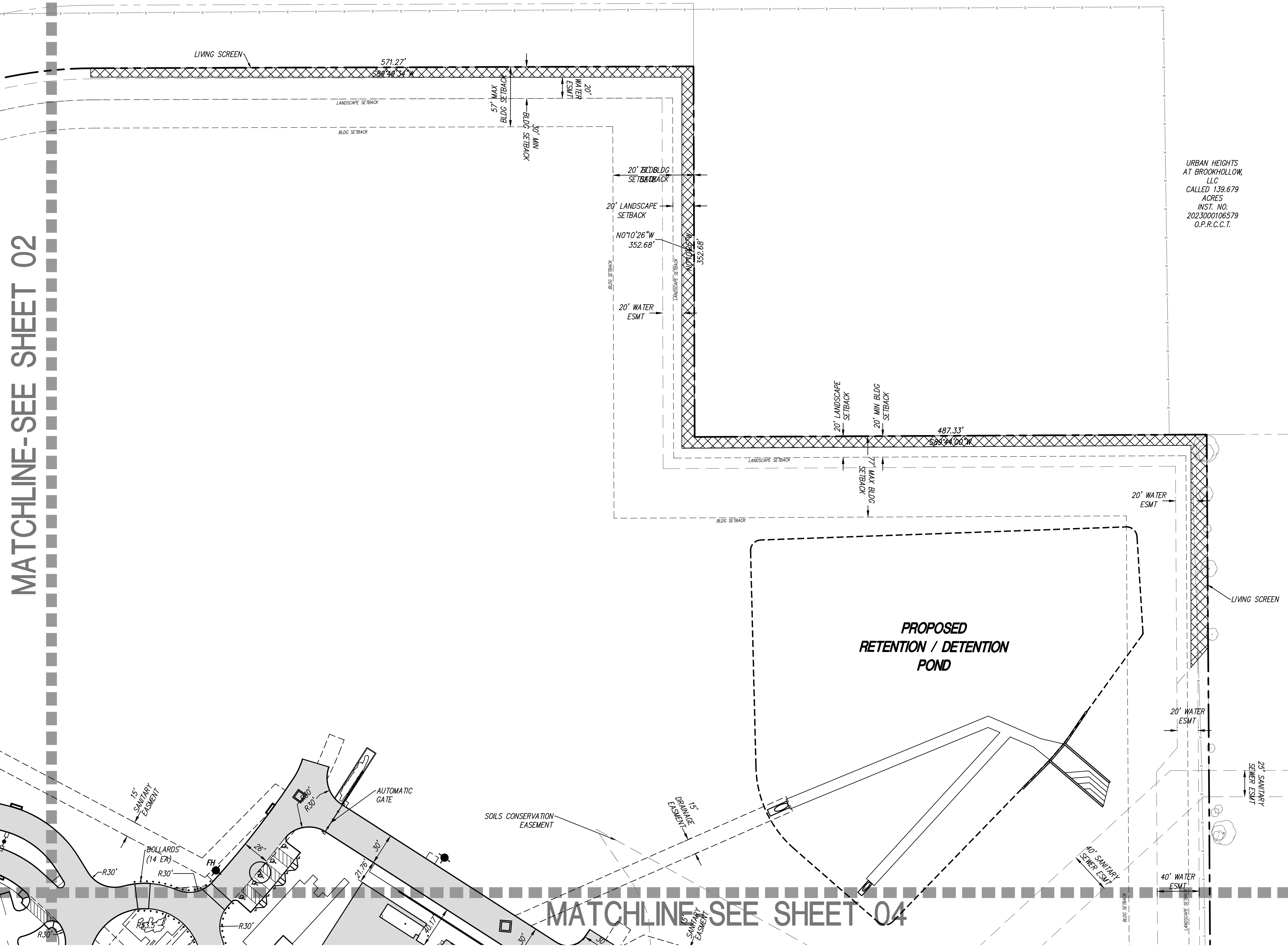
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Town of Prosper, Texas
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District Administration Facility
SITE PLAN (1 OF 5)

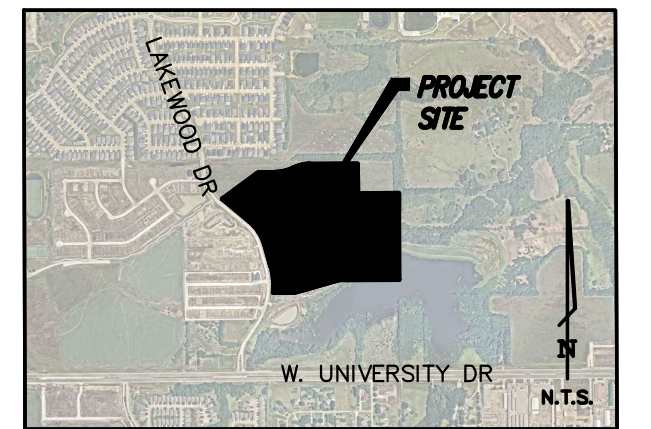
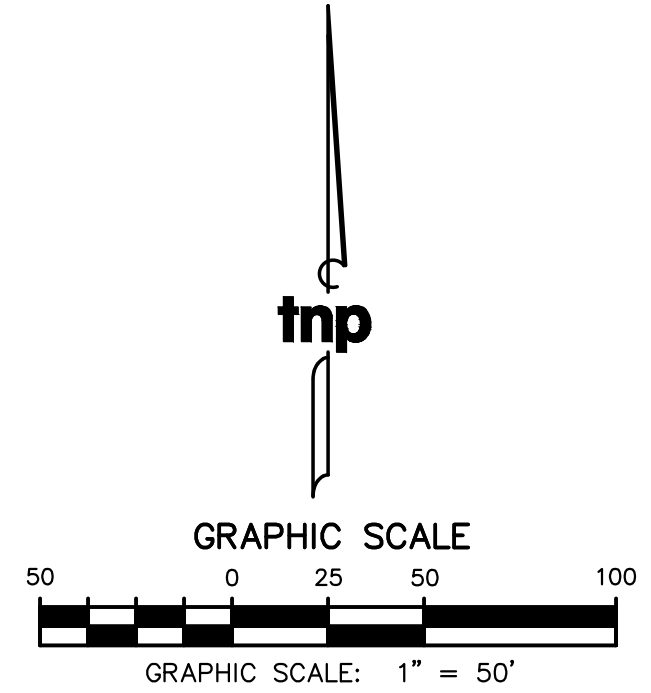
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URBAN HEIGHTS
AT BROOKHOLLOW,
LLC
CALLED 139.679
ACRES
INST. NO.
2023000106579
O.P.R.C.C.T.





SITE PLAN NOTES

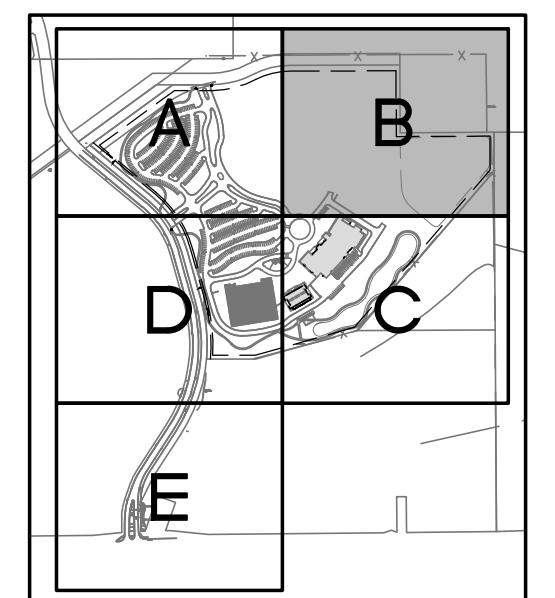
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LOCATION MAP

LEGEND

-  PROPOSED FIRE LANE
DRAINAGE & UTILITY
EASEMENT
 PROPOSED FLATWORK
 PROPOSED FIRE HYDRANT
 PARKING COUNT



KEYPLAN

SCALE 1"=1000'

no.	revision	by	date

teague nall & perkins

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AMANDA M. MULLEN, P.E. Date: FEB 2025

Tx. Req. # 123232

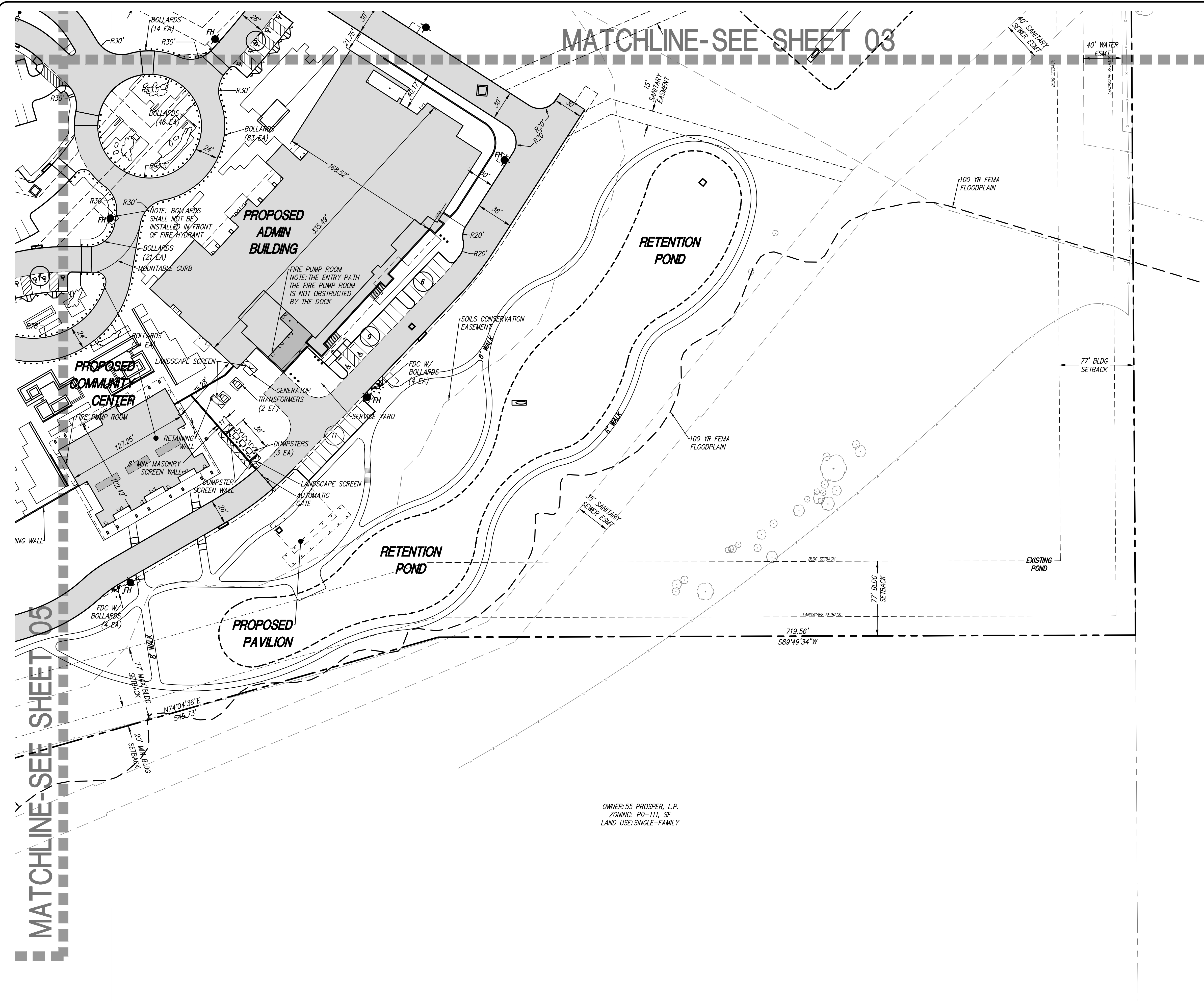
Town of Prosper, Texas

Prosper Independent School District

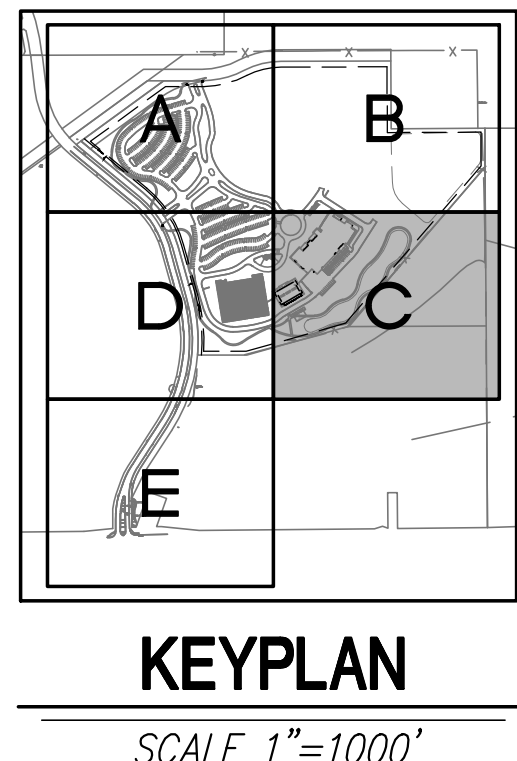
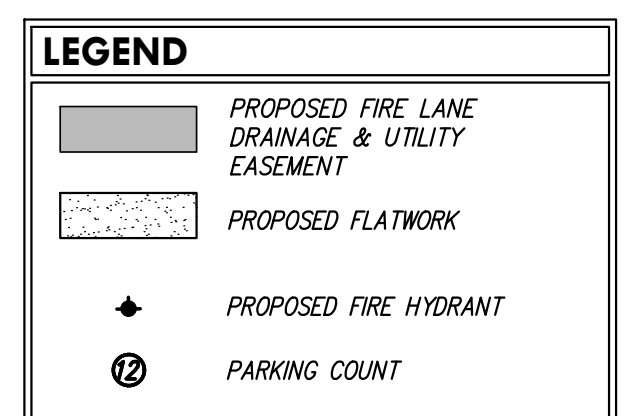
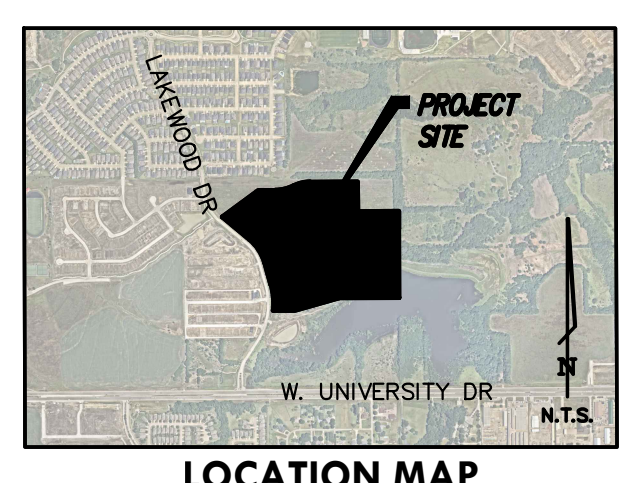
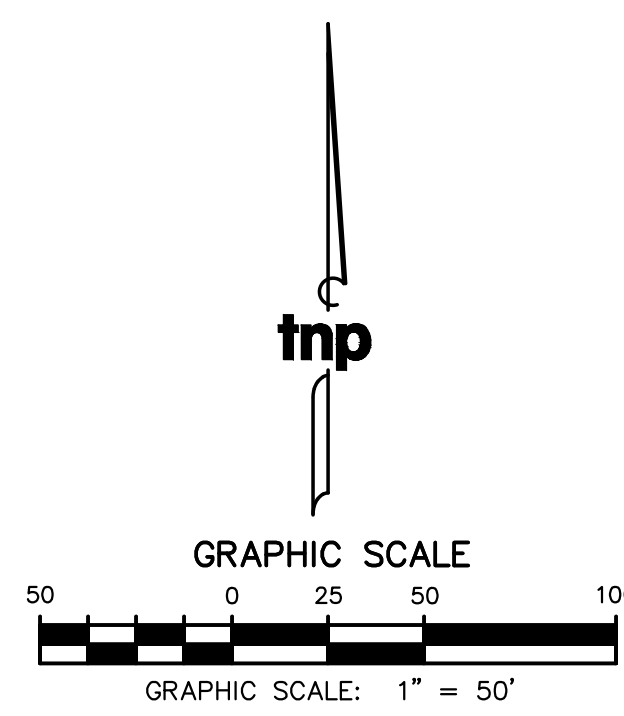
District Administration Facility

SITE PLAN (2 OF 5)

n project
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 03



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MATCHLINE-SEE SHEET 05

MATCHLINE-SEE SHEET 03

OWNER: 55 PROSPER, L.P.
ZONING: PD-111, 3F
LAND USE: SINGLE-FAMILY

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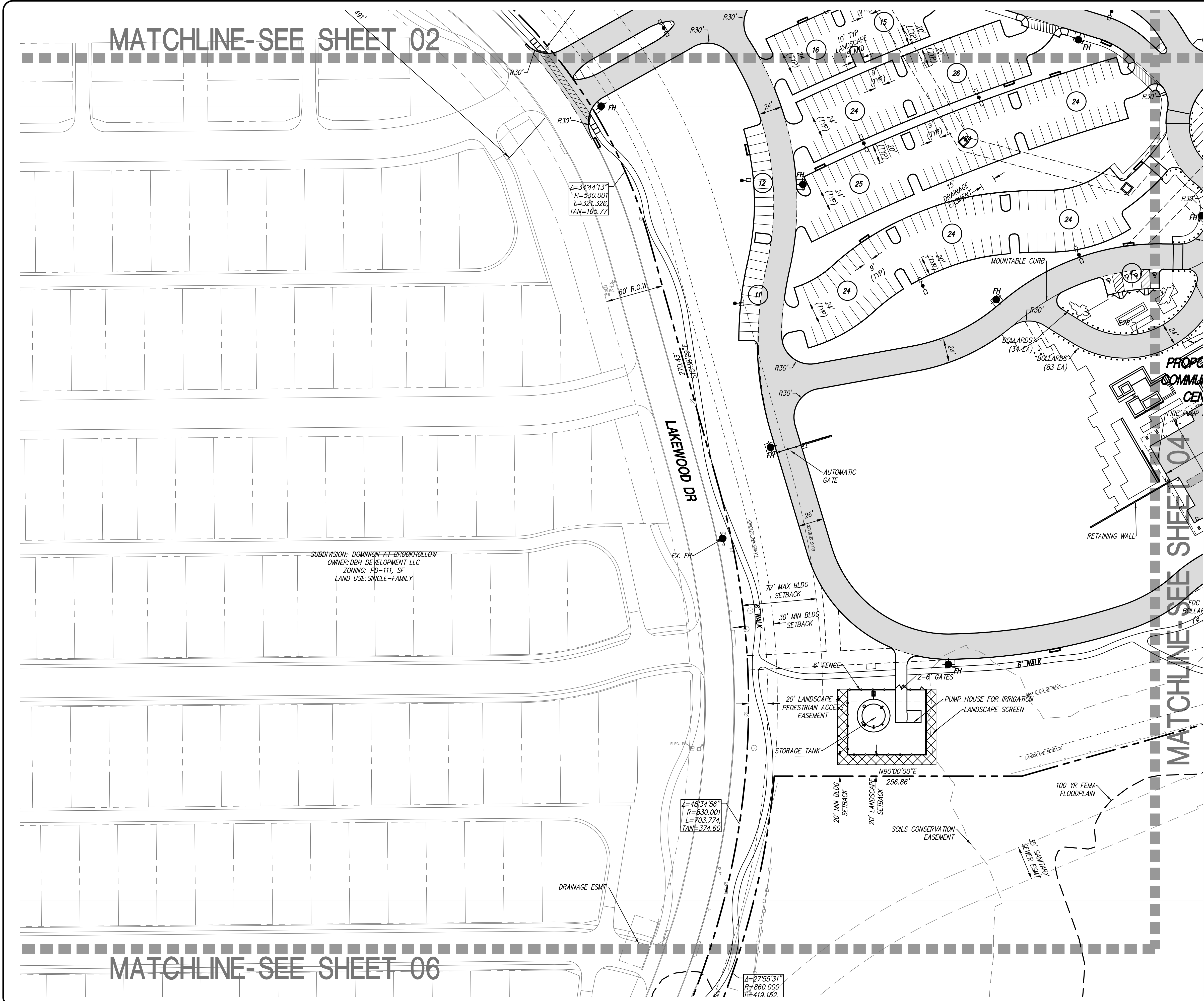
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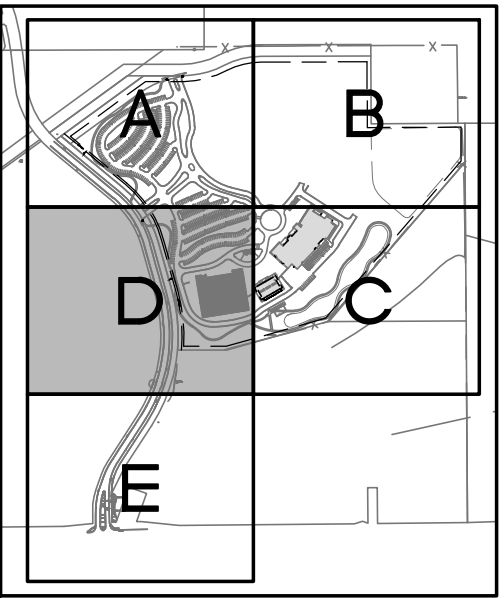
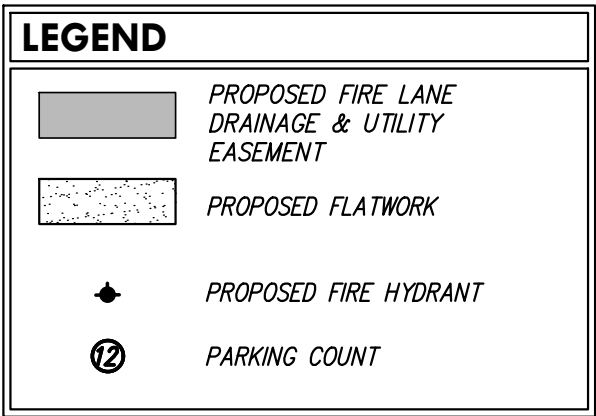
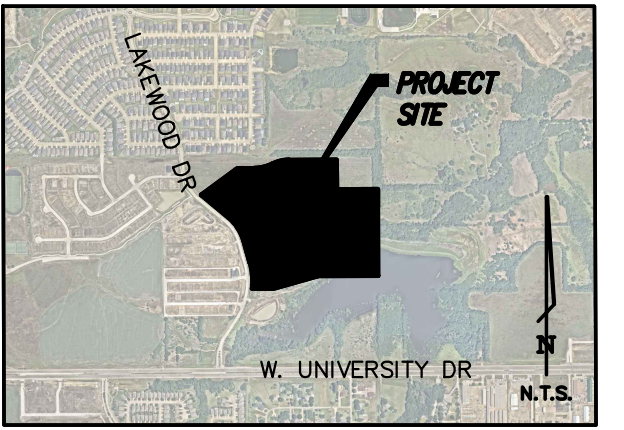
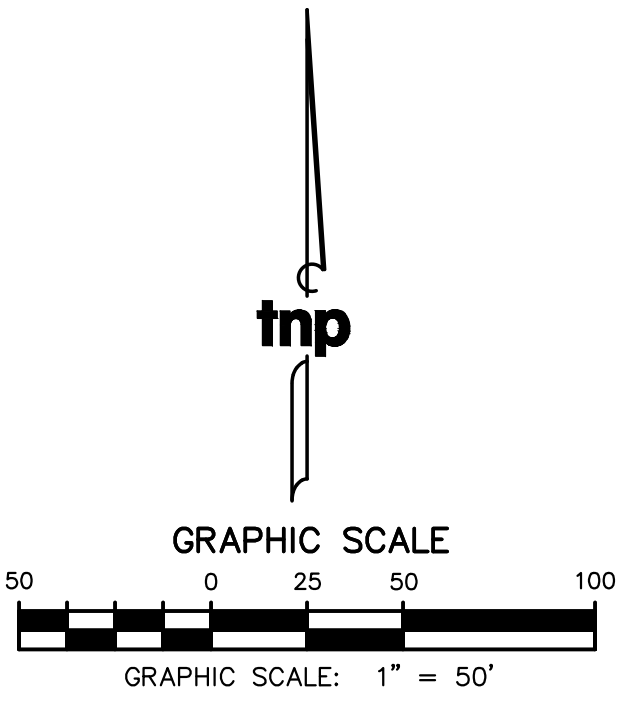
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Town of Prosper, Texas
Prosper Independent School District
District Administration Facility
SITE PLAN (3 OF 5)

tnp project
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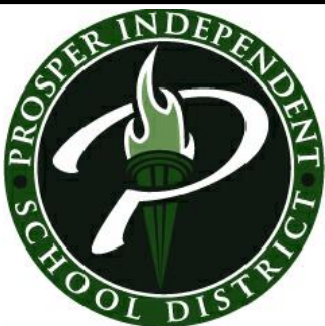
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KEYPLAN
SCALE 1"=1000'

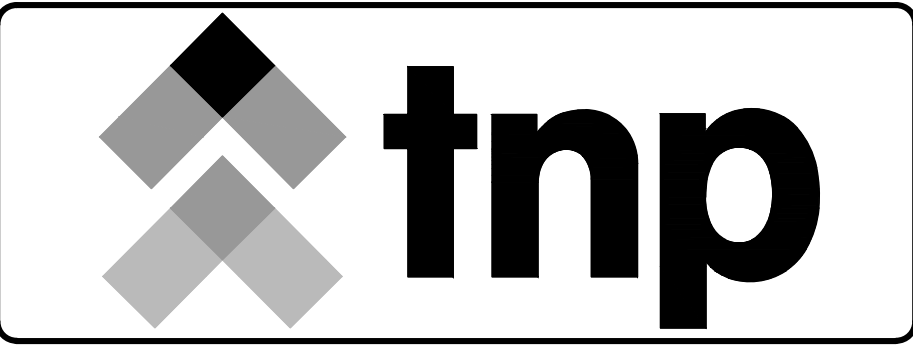
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Prosper Independent School District

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Tx. Reg. # 123232

Town of Prosper, Texas
Prosper Independent School District
District Administration Facility
SITE PLAN (4 OF 5)

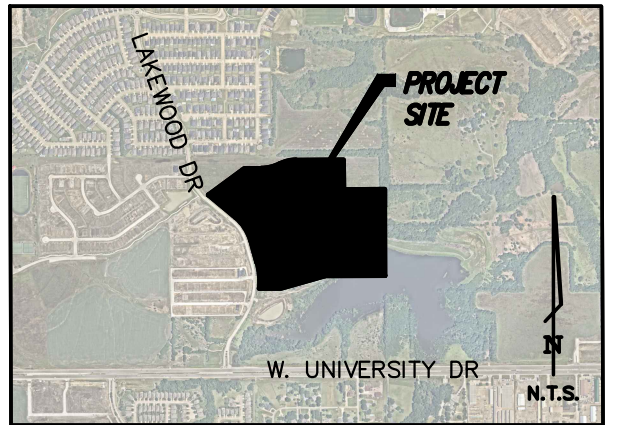
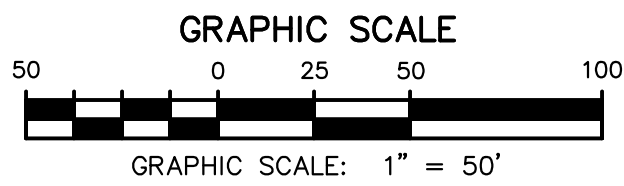
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MATCHLINE-SEE SHEET 05

OWNER: 55 PROSPER, L.P.
ZONING: PD-111, SF
LAND USE: SINGLE-FAMILY

SITE PLAN NOTES

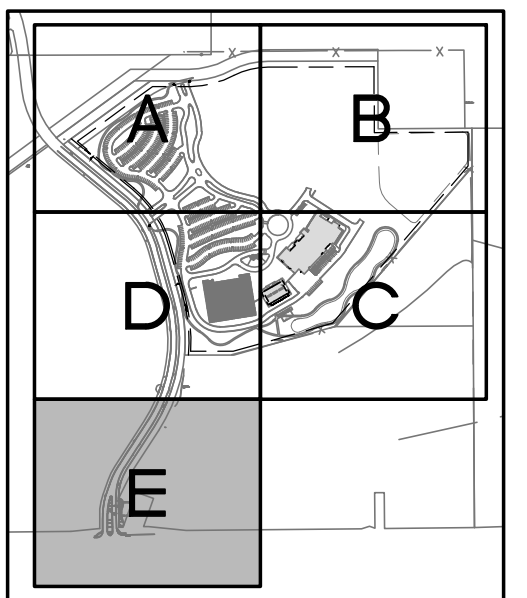
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LOCATION MAP

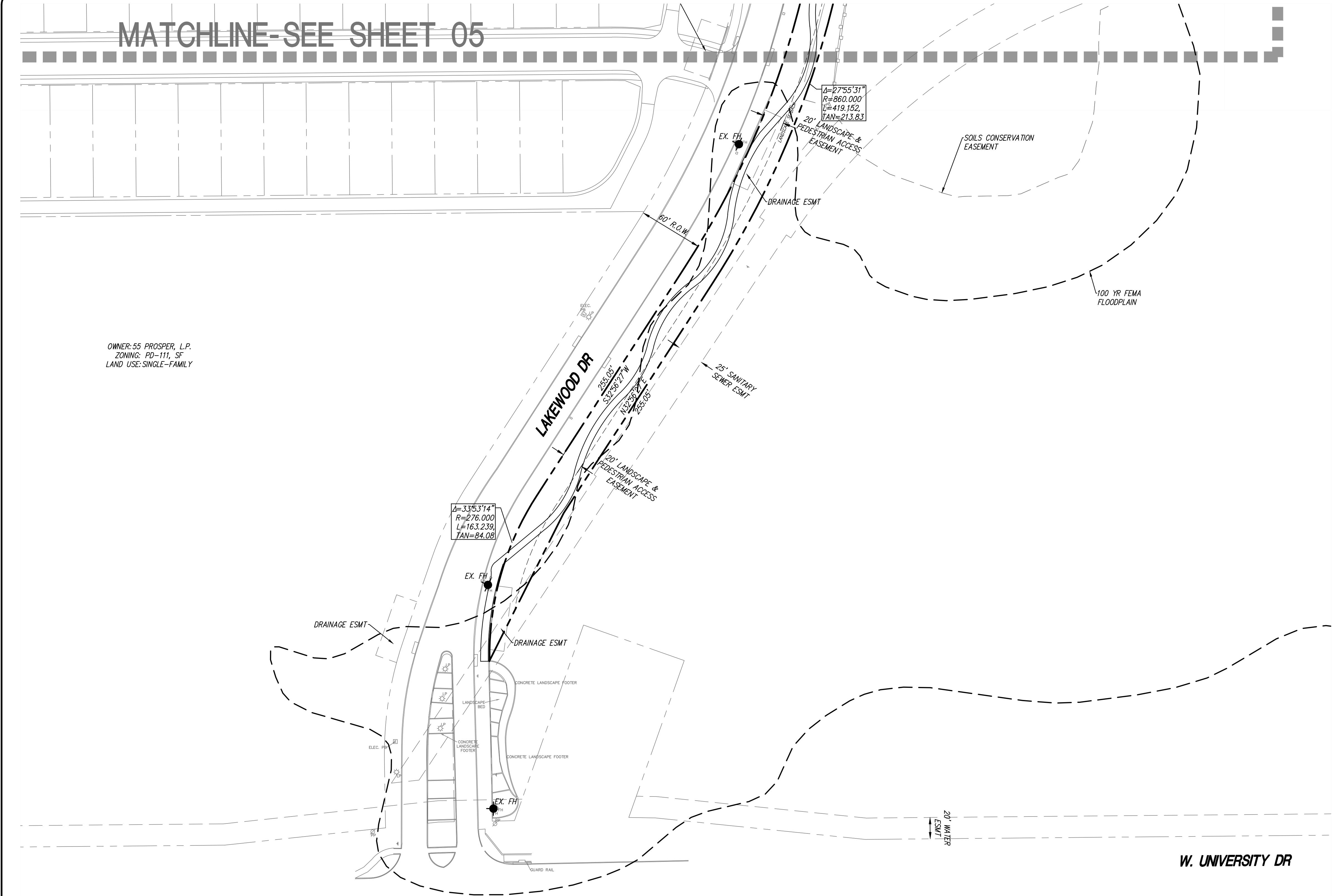
LEGEND

- PROPOSED FIRE LANE DRAINAGE & UTILITY EASEMENT
- PROPOSED FLATWORK
- PROPOSED FIRE HYDRANT
- PARKING COUNT



KEYPLAN

SCALE 1"=1000'



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scale
horiz
1"=50'
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Tx. Reg. # 123232

Town of Prosper, Texas
Prosper Independent School District
District Administration Facility
SITE PLAN (5 OF 5)

tnp project
HUC24074
sheet
06



PLANNING

To: Planning & Zoning Commission **Item No. 3g**
From: Jerron Hicks, Planner
Through: David Hoover, AICP, Director of Development Services
Cc: Suzanne Porter, AICP, Planning Manager
Re: Final Plat of Prosper ISD Lakewood Campus, Block A, Lot 1
Meeting: May 20, 2025

Agenda Item:

Consider and act upon a request for a Final Plat of Prosper ISD Lakewood Campus, Block A, Lot 1, on 53.3± acres, located on the east side of Lakewood Drive and 900± feet north of University Drive. (DEVAPP-25-0018)

Future Land Use Plan:

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

Zoning:

The property is zoned Planned Development-90.

Conformance:

The Final Plat conforms to the development standards of Planned Development-90.

Description of Agenda Item:

The purpose of this Final Plat is to create Lot 1 and dedicate new easements for the development of Prosper Independent School District's community center, administration building, and pavilion. It will also dedicate right-of-way for the future extension of Richland Boulevard to the north of the property. Prior to recordation, the ultimate right-of-way will be adjusted, as needed, based on the results of a final approved traffic impact analysis.

The Hike & Bike Trail Master Plan shows a Hike & Bike Trail around an existing pond on the southeast side of the property. An easement for the portion of the trail located on the subject property has been represented on the plat. The exact alignment of the trail will be finalized prior to construction and the easement will be adjusted accordingly on the plat prior to recordation.

The final alignment of franchise utilities and their associated easements will be determined during construction. The location of the easements shall comply with Town standards and be reviewed and approved by Staff prior to recordation.

Companion Item:

As a companion item, the Site Plan (DEVAPP-25-0019) is on this Planning & Zoning Commission agenda.

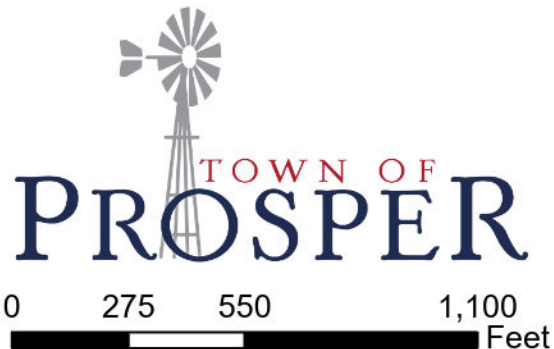
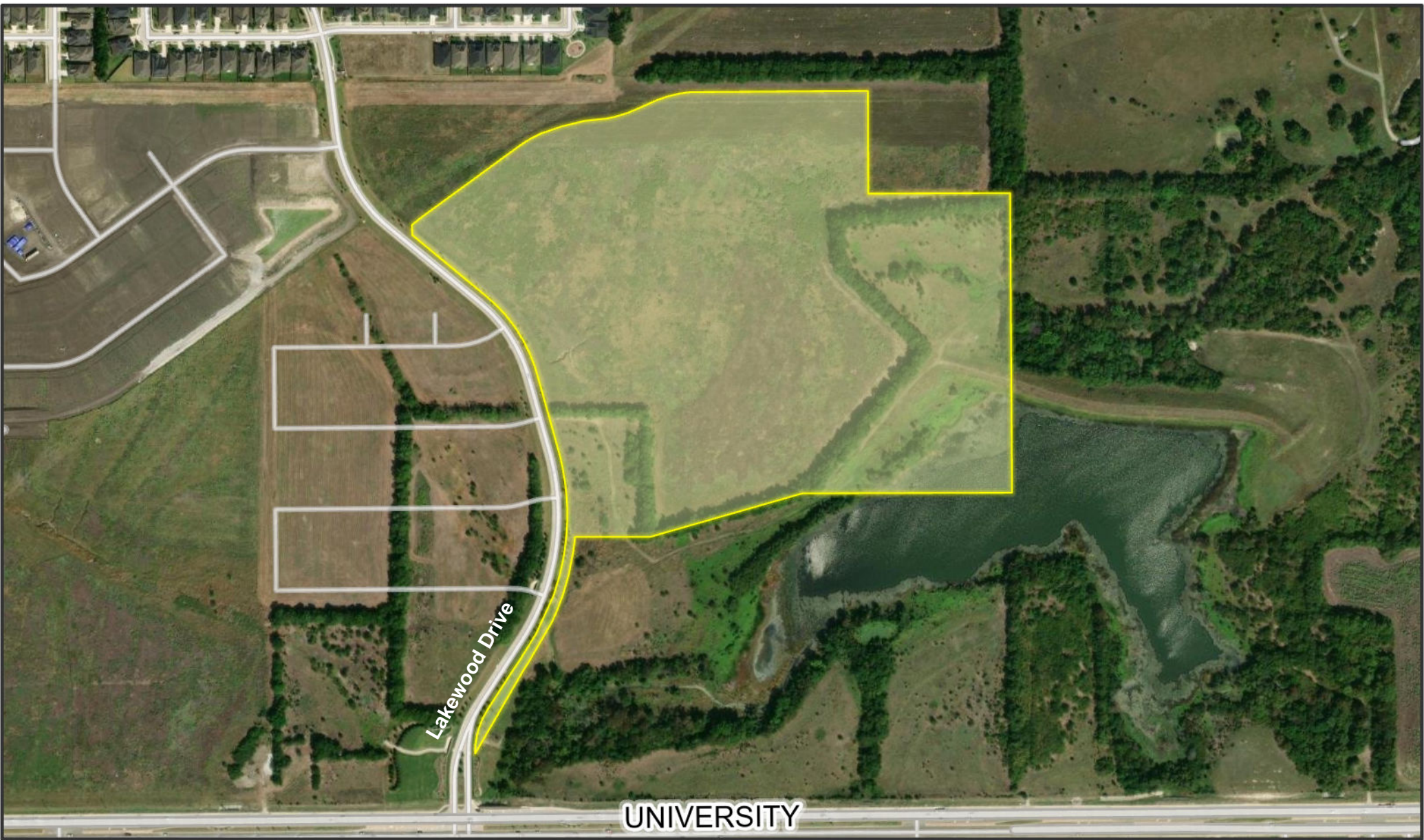
Attached Documents:

1. Location Map
2. Final Plat

Town Staff Recommendation:

Town Staff recommends approval of the Final Plat subject to:

1. The ultimate right-of-way, based on the results of a final approved traffic impact analysis, will be reflected on the final plat prior to recordation.
2. The exact alignment of the Hike & Bike Trail Easement shall be finalized prior to construction and adjusted accordingly on the final plat prior to recordation.
3. The location of franchise utility easements shall comply with Town standards and be reviewed and approved by Staff prior to recordation.



This map for illustration purposes only

DEVAPP-25-0018

Prosper ISD Lakewood
Campus, Block A, Lot 1
(Administration Facility)

Final Plat 

EASEMENT LANGUAGE:

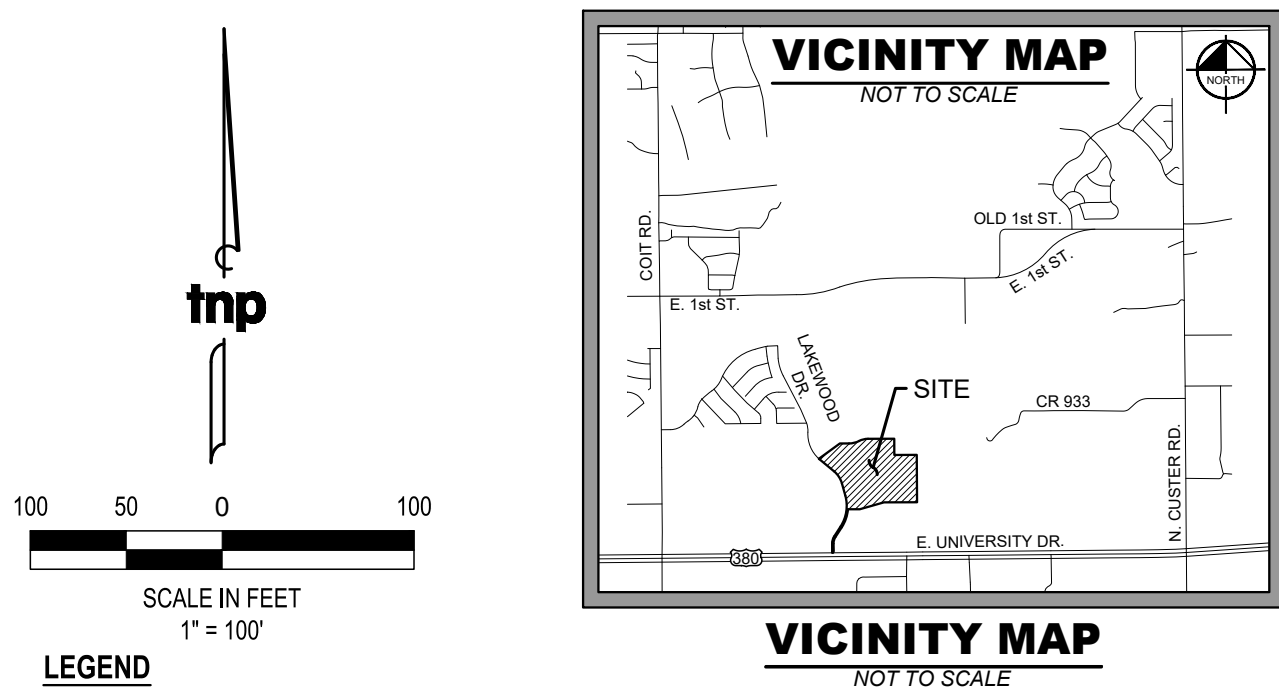
DRAINAGE AND FLOODWAY EASEMENT

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 A, 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 of said creek or creeks or for any damage to private property or person that results for the flow of water along said creek, 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 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 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.

EASEMENT LANGUAGE:

DRAINAGE AND DETENTION EASEMENT

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(C.M.) - CONTROLLING MONUMENT
IRF - IRON ROD FOUND
CIRF - CAPPED IRON ROD FOUND
DOC - DOCUMENT
INST. - INSTRUMENT
NO. - NUMBER
R.O.W. - RIGHT-OF-WAY
D.R.C.C.T. - DEED RECORDS COLLIN COUNTY, TEXAS
P.R.C.C.T. - PLAT RECORDS COLLIN COUNTY TEXAS
O.P.R.C.C.T. - OFFICIAL PUBLIC RECORDS COLLIN COUNTY TEXAS

NOTICE:
SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF TOWN ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.

GENERAL NOTES:

- BEARINGS OF LINES SHOWN HEREON REFER TO GRID NORTH OF THE TEXAS COORDINATE SYSTEM OF 1983 (NORTH CENTRAL ZONE 4202) GEODETIC BEARING ESTABLISHED BY GPS MEASUREMENTS TAKEN ON THE GROUND AND COMPUTED BY ONLINE POSITIONING USER SERVICE (OPUS) OFFERED BY THE NATIONAL GEODETIC SURVEY. ALL COORDINATES AND DISTANCES SHOWN ARE SURFACE UTILIZING A COMBINED SCALE FACTOR OF 1.000152710.
- BY GRAPHIC SCALE ONLY AND PER THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR COLLIN COUNTY, TEXAS AND INCORPORATED AREAS, MAP NO. 48085C0235J EFFECTIVE DATE FOR BOTH: JUNE 02, 2009, THE SUBJECT PROPERTY IS SHOWN TO BE LOCATED IN ZONE "A" AND ZONE "X". THE LOCATION OF THE SAID FLOOD ZONES IS BASED ON SAID MAPS AND IS APPROXIMATE AND IS NOT LOCATED ON THE GROUND. THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR. RELEVANT ZONES ARE DEFINED AS FOLLOWS:
ZONE "A" - AREAS INUNDAED BY 1% ANNUAL CHANCE FLOODING, FOR WHICH NO BASE FLOOD ELEVATIONS HAVE BEEN DETERMINED.
ZONE "X" - OTHER AREAS: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- THE SURVEYOR, AS REQUIRED BY STATE LAW, IS RESPONSIBLE FOR SURVEYING INFORMATION ONLY AND BEARS NO RESPONSIBILITY FOR THE ACCURACY OF THE ENGINEERING DATA ON THIS PLAT.
- THE WORD "CERTIFY" OR "CERTIFICATE" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.
- THE SURVEY ABSTRACT LINES, BEARINGS, AND DISTANCES SHOWN HEREON ARE APPROXIMATE AND ARE NOT LOCATED ON THE GROUND.
- ALL CORNERS ARE 5/8" IRON ROD WITH CAP STAMPED "TNP" FOUND OR SET UNLESS OTHERWISE NOTED.
- THE PURPOSE OF THIS PLAT IS TO CREATE A PLATTED LOT AND DEDICATE EASEMENTS FOR THE DEVELOPMENT OF A SCHOOL.
- LANDSCAPE EASEMENTS SHALL BE EXCLUSIVE OF OTHER EASEMENTS UNLESS APPROVED BY THE TOWN ON THIS PLAT.

EASEMENT LANGUAGE:

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

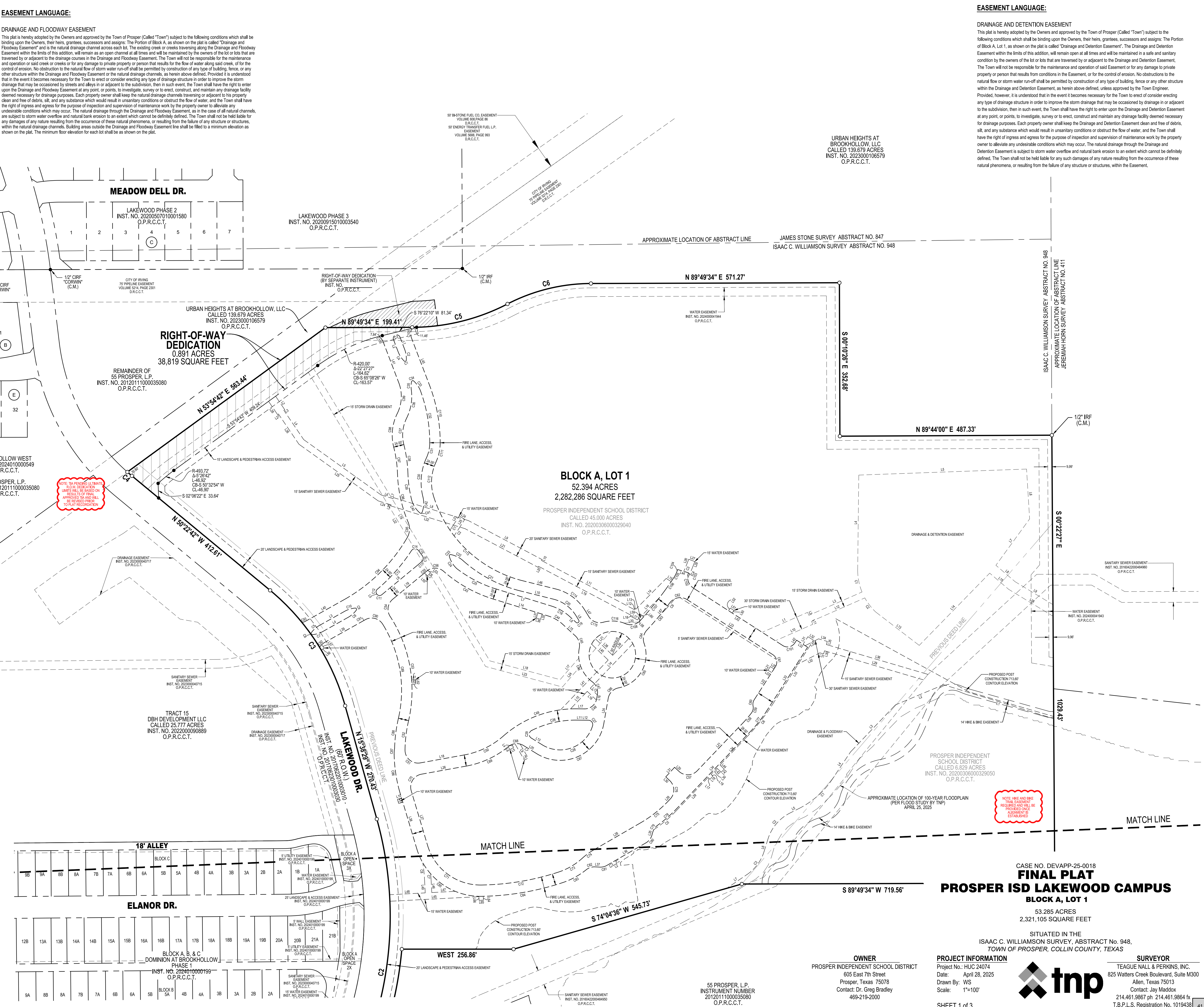
THE UNDERSIGNED COVENANTS AND AGREES THAT THE LANDSCAPE EASEMENT AND RESTRICTIONS HEREIN SET FORTH SHALL RUN WITH THE LAND AND BE BINDING ON THE OWNER(S) OF THE PROPERTY IN THIS SUBDIVISION, THEIR ASSIGNS, AND ALL PARTIES CLAIMING BY THROUGH AND UNDER THEM. IN THE EVENT A REPLAT IS REQUESTED ON ALL OR 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.

STREET EASEMENT

THE AREA OR AREAS SHOWN ON THE PLAT AS "STREET EASEMENT" ARE HEREBY GIVEN AND GRANTED TO THE TOWN OF PROSPER (CALLED "TOWN") ITS SUCCESSORS AND ASSIGNS, AS AN EASEMENT TO CONSTRUCT, RECONSTRUCT, OPERATE, REPAIR, RE-BUILD, REPLACE, RELOCATE, ALTER, REMOVE AND PERMANENTLY MAINTAIN HIGHWAY FACILITIES, TOGETHER WITH ALL APPURTENANCES AND INCIDENTAL IMPROVEMENTS, IN, UPON AND ACROSS CERTAIN REAL PROPERTY OWNED BY GRANTOR, APPURTENANCES AND INCIDENTAL IMPROVEMENTS INCLUDE, BUT ARE NOT LIMITED TO, CURBS, GUTTERS, INLETS, APRONS, TRAFFIC SIGNS WITH OR WITHOUT ATTACHED FLASHING LIGHTS, GUARD RAILS, SIDEWALKS, BURNED CONDUITS, BURNED TOWN UTILITIES, AND UNDERGROUND FRANCHISE UTILITIES. STREET EASEMENTS SHALL REMAIN ACCESSIBLE AT ALL TIMES AND SHALL BE MAINTAINED BY THE OWNERS OF THE LOT OR LOTS THAT ARE TRAVERSED BY, OR ADJACENT TO THE STREET EASEMENT. AFTER DOING ANY WORK IN CONNECTION WITH THE CONSTRUCTION, OPERATION OR REPAIR OF THE STREET AND HIGHWAY FACILITIES, THE TOWN SHALL RESTORE THE SURFACE OF THE STREET EASEMENTS AS CLOSE TO THE CONDITION IN WHICH IT WAS FOUND BEFORE SUCH WORK WAS UNDERTAKEN AS IS REASONABLY PRACTICABLE, EXCEPT FOR TREES, SHRUBS AND STRUCTURES WITHIN THE STREET EASEMENT THAT WERE REMOVED AS A RESULT OF SUCH WORK.

FIRE LANE EASEMENT

THE UNDERSIGNED COVENANTS AND AGREES THAT HE (THEY) SHALL CONSTRUCT UPON THE FIRE LANE EASEMENTS, AS DESIGNATED AND SHOWN HEREON, A HARD SURFACE PAVED IN ACCORDANCE WITH TOWN STANDARDS AND THAT HE (THEY) SHALL MAINTAIN THE SAME IN A STATE OF GOOD REPAIR AT ALL TIMES AND KEEP THE SAME FREE AND CLEAR OF ANY STRUCTURES, FENCED TREES, SHRUBS, OR OTHER IMPROVEMENTS OR OBSTRUCTION, INCLUDING BUT NOT LIMITED TO THE PARKING, LOADING, OR UNLOADING OF MOTOR VEHICLES, TRAILERS, BOATS, OR OTHER IMPEDIMENTS TO THE ACCESS OF FIRE APPARATUS. THE MAINTENANCE OF THE FIRE LANE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE OWNER, AND THE OWNER SHALL POST AND MAINTAIN SIGNAGE IN ACCORDANCE TO TOWN STANDARDS IN CONSPICUOUS PLACES ALONG THE FIRE LANE, 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.



CASE NO.: DEVAPP-25-0018
FINAL PLAT
PROSPER ISD LAKEWOOD CAMPUS
Block A, Lot 1
53.285 ACRES
2,321,105 SQUARE FEET

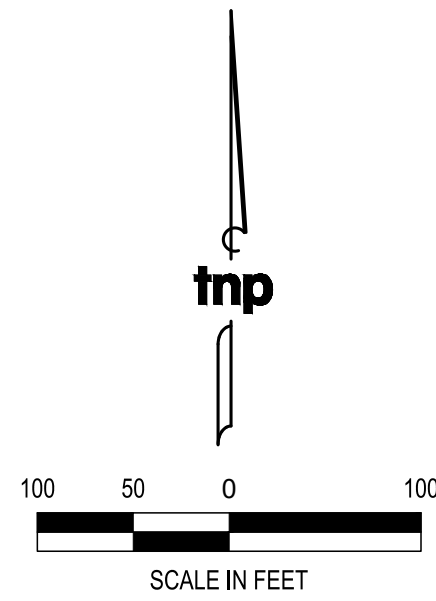
SITUATED IN THE
ISAAC C. WILLIAMSON SURVEY, ABSTRACT NO. 948,
TOWN OF PROSPER, COLLIN COUNTY, TEXAS

PROJECT INFORMATION

Project No.: HUC 24074
Date: April 28, 2025
Drawn By: WS
Scale: 1"=100'

SURVEYOR

TEAGUE NALL & PERKINS, INC.
825 Watters Creek Boulevard, Suite M300
Allen, Texas 75013
Contact: Jay Maddox
214.461.9867 ph 214.461.9864 fx
T.B.P.L.S. Registration No. 1019438



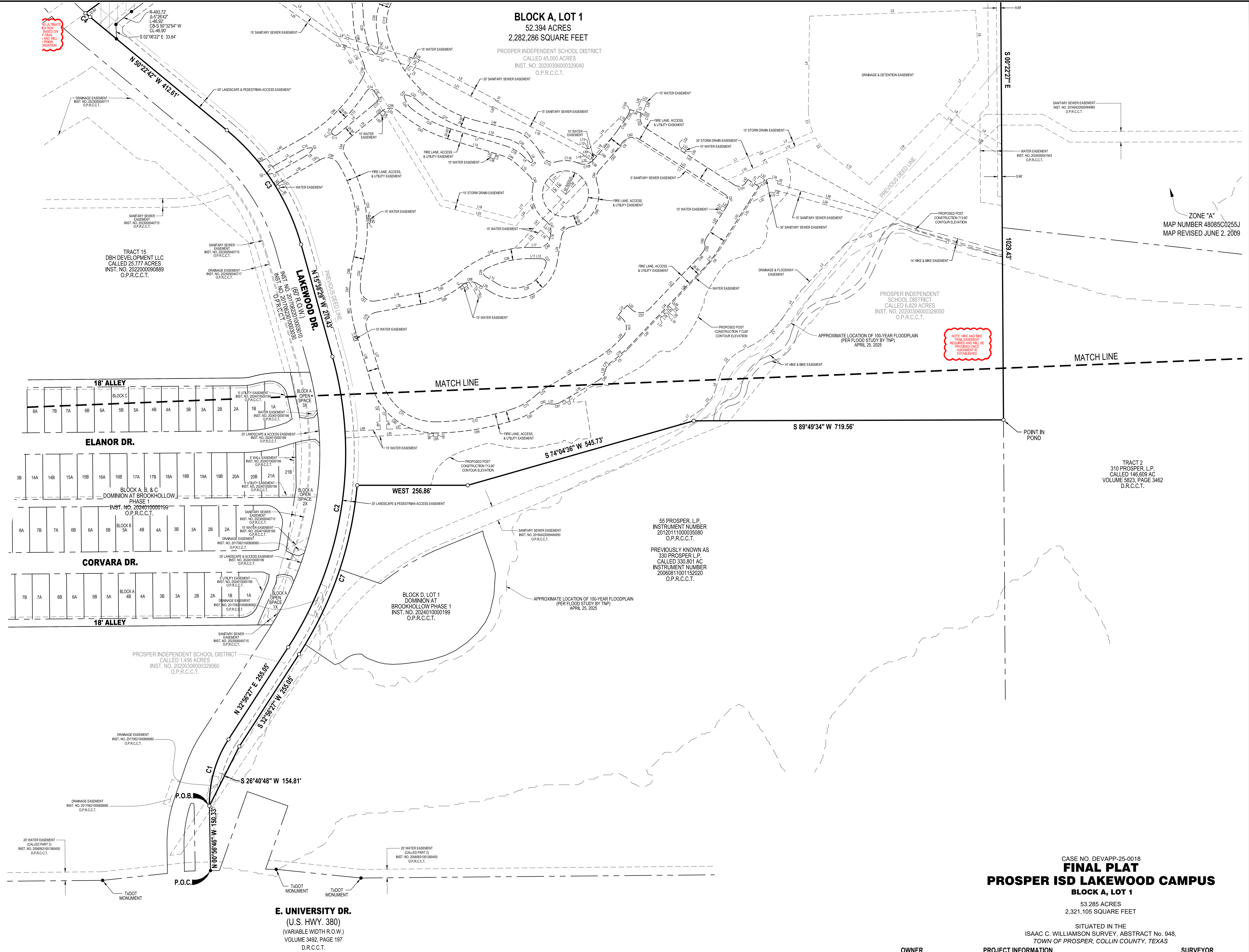
LEGEND

(C.M.) - CONTROLLING MONUMENT
IRF - IRON ROD FOUND
CIRF - CAPPED IRON ROD FOUND
DOC - DOCUMENT
INST. - INSTRUMENT
NO. - NUMBER
R.O.W. - RIGHT-OF-WAY
D.R.C.C.T. - DEED RECORDS COLLIN COUNTY, TEXAS
P.R.C.C.T. - PLAT RECORDS COLLIN COUNTY TEXAS
O.P.R.C.C.T. - OFFICIAL PUBLIC RECORDS COLLIN COUNTY TEXAS

NOTICE:
SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF TOWN ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.

GENERAL NOTES:

- BEARINGS OF LINES SHOWN HEREON REFER TO GRID NORTH OF THE TEXAS COORDINATE SYSTEM OF 1983 (NORTH CENTRAL ZONE 4202) GEODETIC BEARING ESTABLISHED BY GPS MEASUREMENTS TAKEN ON THE GROUND AND COMPUTED BY ONLINE POSITIONING USER SERVICE (OPUS) OFFERED BY THE NATIONAL GEODETIC SURVEY. ALL COORDINATES AND DISTANCES SHOWN ARE SURFACE UTILIZING A COMBINED SCALE FACTOR OF 1.000152710.
- BY GRAPHIC SCALE ONLY AND PER THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR COLLIN COUNTY, TEXAS AND INCORPORATED AREAS, MAP NO. 48085C0235J EFFECTIVE DATE FOR BOTH: JUNE 02, 2009, THE SUBJECT PROPERTY IS SHOWN TO BE LOCATED IN ZONE "A" AND ZONE "X". THE LOCATION OF THE SAID FLOOD ZONES IS BASED ON SAID MAPS AND IS APPROXIMATE AND IS NOT LOCATED ON THE GROUND. THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR. RELEVANT ZONES ARE DEFINED AS FOLLOWS:
ZONE "A" - AREAS INUNDATED BY 1% ANNUAL CHANCE FLOODING, FOR WHICH NO BASE FLOOD ELEVATIONS HAVE BEEN DETERMINED.
ZONE "X" - OTHER AREAS: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- THE SURVEYOR, AS REQUIRED BY STATE LAW, IS RESPONSIBLE FOR SURVEYING INFORMATION ONLY AND BEARS NO RESPONSIBILITY FOR THE ACCURACY OF THE ENGINEERING DATA ON THIS PLAT.
- THE WORD "CERTIFY" OR "CERTIFICATE" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.
- THE SURVEY ABSTRACT LINES, BEARINGS, AND DISTANCES SHOWN HEREON ARE APPROXIMATE AND ARE NOT LOCATED ON THE GROUND.
- ALL CORNERS ARE 5/8" IRON ROD WITH CAP STAMPED "TNP" FOUND OR SET UNLESS OTHERWISE NOTED.



CASE NO. DEVAPP-25-0018
FINAL PLAT
PROSPER ISD LAKEWOOD CAMPUS
BLOCK A, LOT 1
53.285 ACRES
2,321,105 SQUARE FEET
SITUATED IN THE
ISAAC C. WILLIAMSON SURVEY, ABSTRACT No. 948,
TOWN OF PROSPER, COLLIN COUNTY, TEXAS

OWNER
PROSPER INDEPENDENT SCHOOL DISTRICT
605 East 7th Street
Prosper, Texas 75078
Contact: Dr. Greg Bradley
469-219-2000

PROJECT INFORMATION
Project No.: HUC 24074
Date: April 28, 2025
Drawn By: WS
Scale: 1"=100'



SURVEYOR
TEAGUE NALL & PERKINS, INC.
825 Watters Creek Boulevard, Suite M300
Allen, Texas 75013
Contact: Jay Maddox
214.461.9867 ph 214.461.9864 fx
T.B.P.L.S. Registration No. 1019438

FIRE LANE, ACCESS, & UTILITY EASEMENT CURVE TABLE						
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	
C1	3.00'	131°42'59"	6.89	N 89°05'29" E	5.49	
C2	60.00'	24°08'32"	25.28	N 08°49'16" W	26.10	
C3	7.99'	180°02'38"	25.09	S 69°06'20" W	15.97	
C4	60.00'	24°08'29"	25.28	S 32°57'47" E	25.09	
C5	60.00'	24°10'08"	25.31	S 49°36'59" W	25.12	
C6	3.00'	131°38'42"	6.89	S 29°16'30" E	5.47	
C7	60.00'	24°10'16"	25.31	N 72°49'55" E	25.12	
C8	60.00'	24°10'10"	25.31	N 48°41'39" E	25.12	
C9	3.00'	131°38'42"	6.89	N 29°12'47" W	5.47	
C10	60.00'	24°11'08"	25.33	S 72°52'16" W	25.14	
C11	8.00'	89°23'16"	13.94	S 82°52'11" W	11.64	
C12	8.00'	89°56'26"	12.00	N 06°47'41" E	10.91	
C13	412.00'	16°30'28"	118.70	N 41°30'40" E	118.29	
C14	10.00'	111°22'44"	19.44	N 88°56'48" E	16.52	
C15	323.00'	2°32'42"	14.35	S 36°38'11" E	14.35	
C16	10.00'	82°43'08"	14.96	S 04°57'02" W	13.80	
C17	288.00'	2°37'35"	13.20	S 49°07'24" W	13.20	
C18	112.00'	29°26'00"	49.72	S 60°09'01" E	49.31	
C19	4.00'	164°02'03"	11.45	N 50°32'58" E	7.92	
C20	85.00'	44°33'38"	66.11	N 53°44'52" W	64.45	
C21	312.00'	27°31'26"	149.86	S 62°15'58" W	148.44	
C22	60.00'	31°11'44"	32.67	S 88°11'07" W	32.27	
C23	3.00'	116°10'35"	6.08	S 43°07'44" W	5.09	
C24	60.00'	32°37'42"	34.17	S 31°16'24" E	33.71	
C25	288.00'	20°20'19"	102.23	S 62°41'51" E	101.70	
C26	128.00'	27°16'25"	70.23	N 77°01'38" E	106.09	
C27	10.00'	108°11'37"	18.52	S 88°11'21" E	16.00	
C28	78.00'	104°44'40"	142.59	S 89°19'47" W	123.55	
C29	10.00'	121°41'18"	21.24	N 02°32'47" E	17.47	
C30	135.00'	38°57'05"	91.78	N 05°11'25" E	80.02	
C31	63.00'	24°36'53"	35.86	N 12°21'31" E	35.38	
C32	343.00'	20°32'39"	122.99	N 01°15'15" W	122.33	
C33	60.00'	29°28'22"	26.67	N 35°15'45" W	26.46	
C34	3.00'	121°34'08"	6.37	S 71°13'00" W	5.24	
C35	60.00'	18°04'16"	18.92	S 01°23'48" W	18.85	
C36	112.00'	34°10'52"	66.59	S 09°23'37" W	65.61	
C37	88.00'	40°39'53"	62.46	S 06°05'37" W	61.15	
C38	312.00'	12°20'28"	67.20	S 08°04'06" E	67.07	
C39	288.00'	12°03'07"	60.58	S 07°55'25" E	60.47	
C40	3.00'	35°30'29"	37.18	S 31°59'29" E	36.59	
C41	60.00'	109°38'19"	57.74	N 75°27'07" E	4.90	
C42	60.00'	34°56'10"	36.58	N 20°42'40" W	36.11	
C43	312.00'	24°07'11"	131.34	S 60°48'26" E	130.37	
C44	88.00'	25°28'00"	39.06	S 60°09'01" E	38.74	
C45	30.00'	58°48'55"	30.80	S 18°01'33" E	29.46	
C46	77.50'	64°52'57"	87.76	S 21°03'34" E	83.15	
C47	30.00'	62°12'28"	33.17	S 21°46'19" E	31.51	
C48	28.00'	80°48'28"	39.49	S 05°15'38" E	35.30	
C49	251.00'	42°02'20"	184.16	S 89°38'40" W	180.06	
C50	186.00'	31°07'30"	101.04	S 64°11'15" W	99.80	
C51	30.00'	101°02'04"	52.80	N 49°43'58" W	46.31	
C52	313.04'	12°25'47"	67.91	N 06°59'57" E	67.78	
C53	312.00'	45°53'25"	249.69	N 10°03'38" W	243.27	
C54	30.00'	83°28'32"	43.69	N 06°42'55" E	39.93	
C55	312.00'	1°20'16"	7.28	N 49°46'03" E	7.28	
C56	30.00'	82°09'41"	43.02	S 89°49'27" E	39.42	
C57	30.01'	85°58'29"	45.03	N 86°02'05" E	40.92	
C58	274.00'	6°22'08"	30.45	N 40°32'03" E	30.44	
C59	20.00'	48°31'05"	16.94	N 13°05'29" E	16.43	
C60	20.00'	43°52'44"	15.32	N 10°46'18" E	14.95	
C61	20.00'	90°00'11"	31.42	N 12°17'24" W	28.26	
C62	30.00'	85°28'27"	44.75	S 79°58'17" W	40.72	
C63	630.00'	5°37'41"	62.22	S 24°02'54" W	62.16	
C64	30.00'	82°27'28"	32.70	S 11°38'00" W	31.11	
C65	77.50'	98°52'06"	133.73	S 29°50'15" W	117.75	
C66	30.00'	69°24'57"	36.35	S 44°33'54" W	34.16	
C67	102.00'	111°50'42"	199.11	S 65°46'46" W	168.97	
C68	30.00'	71°07'50"	37.24	S 86°09'12" W	34.90	
C69	212.00'	28°10'43"	107.96	S 65°03'39" W	106.80	
C70	30.00'	96°23'47"	50.49	S 31°32'07" W	44.74	
C71	127.00'	74°12'03"	164.47	S 53°49'22" E	153.22	
C72	600.00'	17°15'31"	180.73	N 80°26'51" E	180.05	
C73	150.00'	24°10'25"	63.29	N 59°43'53" E	62.82	
C74	150.00'	12°21'45'28"	32.36	N 57°46'29" E	32.30	
C75	287.00'	16°17'08"	81.58	N 51°51'42" E	81.30	
C76	30.00'	90°48'07"	47.54	N 01°53'26" W	42.72	
C77	300.00'	11°00'27"	57.63	S 38°12'54" W	57.55	
C78	313.00'	10°28'42"	57.24	S 48°57'29" W	57.16	
C79	30.00'	38°05'14"	19.94	S 35°05'12" W	18.58	
C80	30.00'	43°53'40"	22.98	S 39°03'26" W	22.43	
C81	30.00'	32°55'08"	17.24	S 78°27'50" W	17.00	
C82	30.00'	41°41'05"	21.83	S 72°04'52" W	21.35	
C83	176.00'	20°34'46"	63.22	S 61°31'42" W	62.88	
C84	626.00'	17°15'51"	188.66	S 80°26'51" W	187.89	
C85	153.00'	74°12'29"	198.16	N 53°49'09" W	184.00	
C86	338.04'	14°14'31"	84.03	N 08°10'39" W	83.81	
C87	69.81'	11°28'59"	13.99	N 04°13'54" E	13.93	
C88	349.04'	11°28'59"	69.95	N 07°15'18" E	69.84	
C89	288.00'	44°43'54"	224.62	N 09°29'25" W	219.15	
C90	30.00'	89°27'25"	46.32	N 76°04'59" W	41.85	
C91	312.00'	1°04'59"	5.90	S 60°13'49" W	5.90	
C92	30.00'	30°12'32"	15.82	S 45°40'02" W	15.63	
C93	30.00'	17°59'24"	9.42	N 69°46'00" E	9.39	
C94	388.00'	30°24'44"	205.95	N 45°33'57" E	203.54	
C95	40.00'	53°17'56"	37.21	N 03°42'27" E	35.80	
C96	312.00'	21°02'29"	114.58	N 12°25'06" W	113.94	
C97	288.00'	12°20'28"	62.03	N 08°04'06" W	61.91	
C98	112.00'	40°39'53"	79.49	N 06°05'37" E	77.83	
C99	88.00'	47°19'13"	72.88	N 02°45'57" E	70.63	
C100	30.01'	33°21'12"	17.47	N 36°37'44" W	17.22	
C101	20.00'	89°59'49"	31.41	S 77°42'36" W	28.26	
C102	30.00'	74°49'47"	39.18	N 19°52'36" W	36.45	
C103	97.00'	0°52'09"	1.47	N 17°06'13" E	1.47	
C104	71.00'	4°28'35"	5.59	S 18°55'03" W	5.55	
C105	71.00'	12°27'16"	15.43	S 27°22'59" W	15.40	
C106	811.00'	2°38'52"	37.40	S 36°55'53" W	37.40	
C107	811.00'	6°10'47"	87.47	S 39°20'32" W	87.43	
C108	30.04'	69°08'50"	36.25	S 77°01'45" W	34.09	
C109	30.01'	45°05'22"	23.61	S 00°42'01" W	23.01	
C110	367.00'	20°56'45"	134.16	S 10°25'17" E	133.42	
C111	107.00'	24°37'21"	45.89	S 12°21'48" W	45.63	
C112	111.00'	42°07'30"	81.61	S 03°36'47" W	79.78	
C113	288.00'	58°34'42"	294.45	S 46°44'20" E	281.79	
C114	109.00'	44°33'38"	84.77	S 53°44'52" E	82.65	
C115	30.00'	74°02'21"	36.77	S 68°29'14" E	36.13	
C116	77.50'	39°11'23"	53.01	S 89°54'43" E	51.98	

STORM DRAIN & DRAINAGE & FLOODWAY EASEMENT CURVE TABLE						
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	
C1	133.05'	22°14'19"	51.64	N 11°12'58" W	51.32	
C2	133.05'	17°35'12"	40.84	S 37°35'42" E	40.68	

WATER EASEMENT CURVE TABLE						
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	
C1	592.50'	1°42'56"	17.74	N 33°19'36" E	17.74	
C2	607.50'	2°13'21"	23.56	S 33°34'48" W	23.56	
C3	262.50'	3°49'29"	19.53	N 23°07'52" E	19.52	
C4	307.50'	5°43'50"	30.75	S 24°05'03" W	30.74	
C5	307.50'	12°29'48"	67.07	S 49°58'01" W	66.93	
C6	507.50'	11°15'00"	99.65	S 38°05'38" W	99.49	
C7	407.50'	1°55'59"	13.75	S 03°54'41" E	13.75	
C8	362.50'	5°50'26"	40.01	N 05°51'55" W	39.99	
C9	307.50'	6°13'25"	33.40	N 40°36'26" E	33.39	

FIRE LANE, ACCESS, & UTILITY EASEMENT LINE TABLE						
LINE#	BEARING	DISTANCE	LINE#	BEARING	DISTANCE	
L1	N 20°53'40" W	30.08	L2	S 20°53'40" E	30.08	
L3	S 80°48'16" W	66.11	L4	S 31°14'08" E	7.65	
L5	N 80°48'18" E	66.11	L6	S 38°46'52" W	10.00	
L7	N 36°10'32" W	0.27	L8	N 31°14'06" W	7.66	
L9	S 50°28'11" W	106.24	L7	S 29°58'14" E	37.03	
L7	S 72°52'01" E	132.38	L8	S 60°01'46" W	10.00	
L8	S 47°26'01" E	19.55	L9	N 29°58'14" W	43.88	
L9	N 31°26'01" W	12.10	L10	S 73°16'40" W	9.91	
L10	N 70°01'41" W	78.00	L11	S 16°40'47" E	10.00	
L11	S 89°20'10" E	11.83	L12	N 73°16'40" E	9.92	
L12	S 89°20'10" E	15.37	L13	N 48°43'08" E	22.32	
L13	N 58°17'53" W	29.64	L14	N 43°43'08" E	141.59	
L14	S 72°52'01" E	132.38	L15	N 43°43'08" E	55.75	
L15	S 47°26'01" E	39.14	L16	S 49°31'02" E	28.94	
L16	S 09°51'25" W	9.99	L17	S 49°31'02" E	6.00	
L17	N 89°20'10" W	17.83	L18	N 43°43'08" E	10.00	
L18	S 79°45'00" W	102.47	L19	N 48°31'02" W	6.00	
L19	N 50°28'11" E	93.41	L20	N 57°31'52" W	10.00	
L20	S 47°17'30" E	15.55	L21	S 32°42'41" W	10.00	
L21	N 43°43'08" E	151.45	L22	S 37°31'52" E	10.00	
L22	S 32°42'41" E	88.99	L23	N 32°28'08" E	21.37	
L23	N 57°17'30" W	233.77	L24	S 57°31'52" E	15.00	
L24	S 09°51'25" W	58.82	L25	S 32°28'08" W	21.37	
L25	N 58°17'53" W	35.78	L26	N 57°31'52" W	10.00	
L26	S 79°45'00" W	104.20	L27	S 89°46'52" E	15.00	
L27	S 16°40'47" E	131.68	L28	S 21°13'06" W	10.80	
L28	N 60°00'16" E	124.29	L29	N 43°43'08" W	106.37	
L29	N 43°43'08" E	6.51	L30	N 43°43'08" W	19.73	
L30	N 47°17'30" W	12.04	L31	N 32°28'08" E	20.80	
L31	N 42°42'30" E	10.00	L32	N 32°28'08" E	20.80	
L32	N 42°42'30" E	10.00	L33	N 32°28'08" E	20.80	
L33	N 42°42'30" E	10.00	L34	N 32°28'08" E	20.80	
L34	N 42°42'30" E	10.00	L35	N 32°28'08" E	20.80	
L35	N 42°42'30" E	10.00	L36	N 32°28'08" E	20.80	
L36	N 42°42'30" E	10.00	L37	N 32°28'08" E	20.80	
L37	N 42°42'30" E	10.00	L38	N 32°28'08" E	20.80	
L38	N 42°42'30" E	10.00	L39	N 32°28'08" E	20.80	
L39	N 42°42'30" E	10.00	L40	N 32°28'08" E	20.80	
L40	N 42°42'30" E	10.00	L41	N 32°28'08" E	20.80	
L41	N 42°42'30" E	10.00	L42	N 32°28'08" E	20.80	
L42	N 42°42'30" E	10.00	L43	N 32°28'08" E	20.80	
L43	N 42°42'30" E	10.00	L44	N 32°28'08" E	20.80	
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L47	N 42°42'30" E	10.00	L48	N 32°28'08" E	20.80	
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L144	N 42°42'30" E	10.00	L145	N 32°28'08" E	20.80	
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L165	N 42°42'30" E	10.00	L166	N 32°28'08" E	20.80	
L166	N 42°42'30" E	10.00	L167	N		



PLANNING

To: Planning & Zoning Commission

From: Jerron Hicks, Planner

Through: David Hoover, AICP, Director of Development Services

Cc: Suzanne Porter, AICP, Planning Manager

Re: Conveyance Plat of Parvin 1385 Addition, Block A, Lots 1-2

Meeting: May 20, 2025

Item No. 3h

Agenda Item:

Consider and act upon a request for a Conveyance Plat of Parvin 1385 Addition, Block A, Lots 1-2, on 90.1± acres, located on the south side of Parvin Road and 900± feet east of FM 1385. (DEVAPP-25-0040)

Future Land Use Plan:

The Future Land Use Plan designates this area as Retail & Neighborhood Services.

Zoning:

The property is zoned Agricultural.

Conformance:

The Conveyance Plat conforms to the development standards of the Agricultural District.

Description of Agenda Item:

The purpose of this Conveyance Plat is to subdivide the property to create two lots and dedicate right-of-way.

Companion Item:

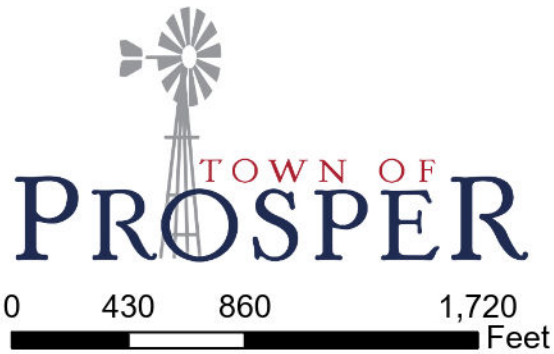
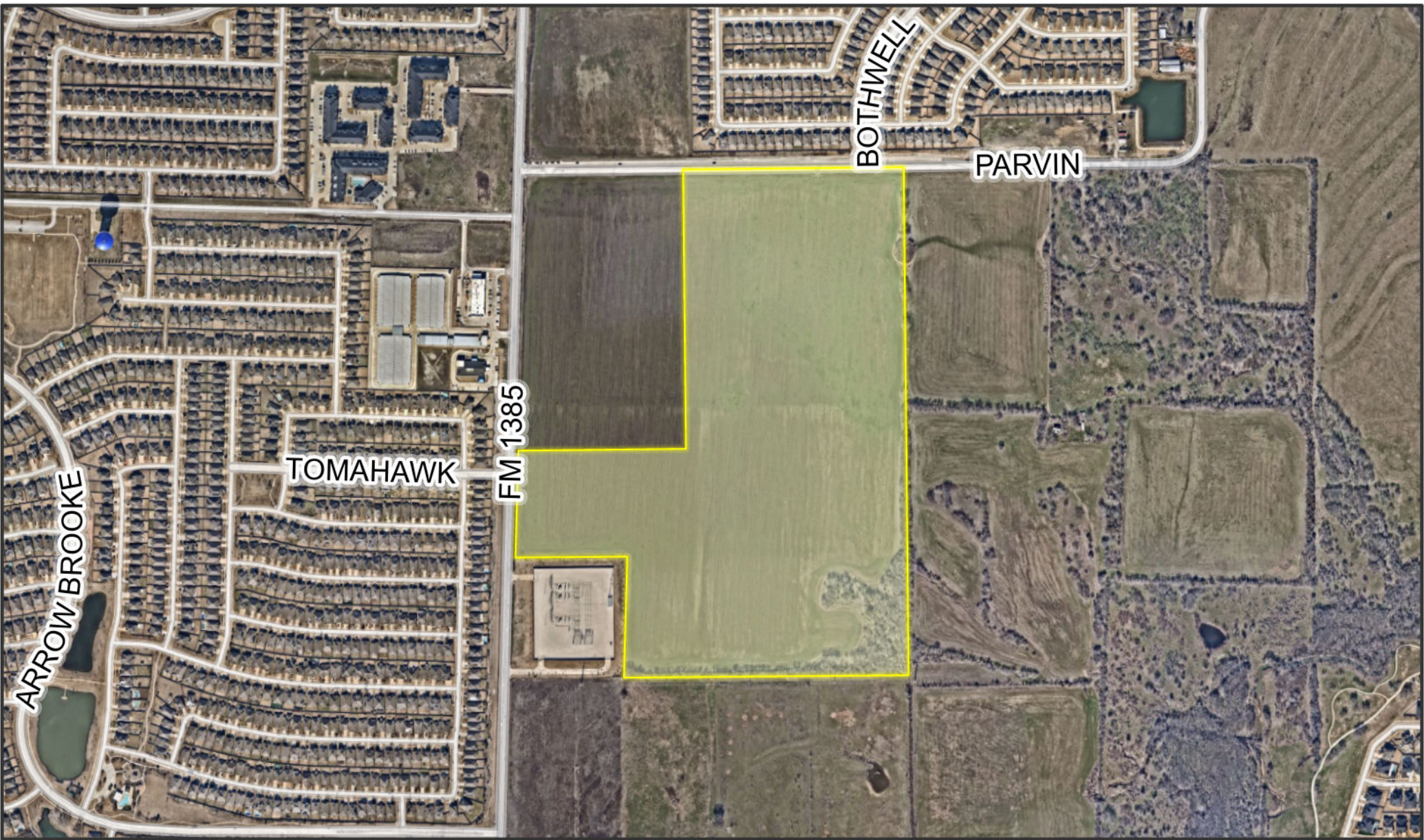
There is no companion item on this Planning & Zoning Commission agenda.

Attached Documents:

1. Location Map
2. Conveyance Plat

Town Staff Recommendation:

Town Staff recommends approval of the Conveyance Plat.

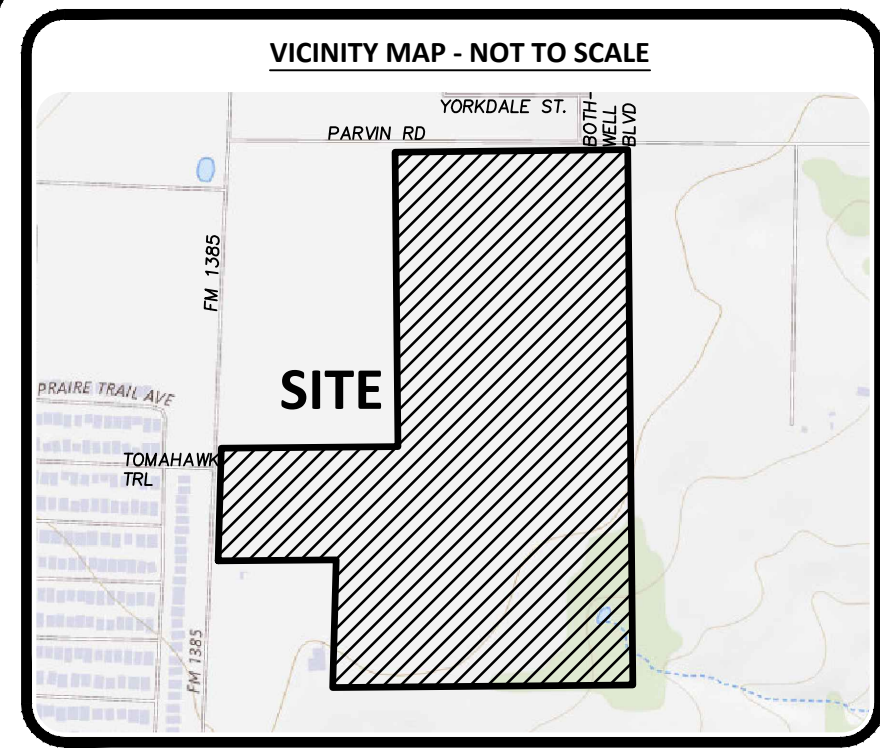


This map for illustration purposes only

DEVAPP-25-0040

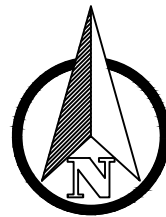
Parvin 1385 Addition,
Block A, Lots 1-2

Conveyance Plat



- LEGEND OF ABBREVIATIONS**
- D.R.D.C.T. DEED RECORDS, DENTON COUNTY, TEXAS
 - P.R.D.C.T. PLAT RECORDS, DENTON COUNTY, TEXAS
 - O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS
 - DOC.# DOCUMENT NUMBER
 - C.M. CONTROLLING MONUMENT
 - SQ. FT. SQUARE FEET
 - ROW RIGHT OF WAY
 - CRS CAPPED REBAR SET

- LEGEND OF LINETYPES**
- SUBJECT TRACT BOUNDARY
 - ADJOINING TRACT BOUNDARY
 - CENTER LINE
 - EASEMENT



SCALE: 1" = 200'

SURVEYOR'S NOTES:

- Bearings are based on the State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD '83), distances are surface with a combined scale factor of 1.00015271.
- No floodplain exists on the site, according to FEMA FIRM #48121C0270G and 48121C0410G, with an effective date of April 18, 2011, via scaled map location and graphic plotting only.
- This plat was prepared without the benefit of a commitment for title insurance provided by client. Surveyor has not abstracted the property, or performed an independent title search. Therefore, easements, agreements, dedications, or other encumbrances may exist that are not shown hereon. An ALTA/NSPS, Category 1A, or other type of land title survey is recommended prior to engaging in any activity for which knowledge of easements or encumbrances is needed.
- Monuments are found unless specifically designated as set.
- Elevations (if shown) are North American Vertical Datum of 1988 (NAVD '88).

PLAT NOTES

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

OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF COLLIN §

WHEREAS JAIAJANJEYA REAL ESTATE SERVICES, LLC is the owner of a tract situated in the F. Wilkerson survey, abstract number 1411, the J. Morton survey, abstract number 793, and the L. Rue survey, abstract number 1110, Town of Prosper, Denton County, Texas, being the same tract described in the deed to JAIAJANJEYA REAL ESTATE SERVICES, LLC, recorded in document number 2022-120979, Official Public Records, Denton County, Texas, the subject tract being more particularly described as follows:

BEGINNING at a 1/2 inch rebar found in an asphalt road within Parvin Road, said point being the northeast corner of said JAIAJANJEYA tract and the herein described tract, from which a 60D nail found in asphalt bears NORTH 05 degrees EAST, 3.56 feet;

THENCE with the east line of said JAIAJANJEYA tract, SOUTH 00 degrees 32 minutes 37 seconds EAST, a distance of 2,726.32 feet to a 1/2 inch rebar found for the southeast corner thereof;

THENCE with the south line of said JAIAJANJEYA tract, SOUTH 89 degrees 30 minutes 07 seconds WEST, a distance of 1,527.35 feet to a 3/4 inch rebar with cap stamped, "BRAZOS ELECTRIC" found for the southeast corner of Lot 1, Block A, Brazos Electric Parvin Substation Addition, an addition in Denton County, Texas recorded in Document Number 2020-418, Plat Records, Denton County, Texas;

THENCE with the east line of said Lot 1, NORTH 01 degrees 32 minutes 58 seconds EAST, a distance of 650.00 feet to a 1/2 inch rebar with pink cap stamped, "BARTON CHAPA" set (hereinafter called "capped rebar set") for the northeast corner thereof;

THENCE with the north line of said Lot 1, SOUTH 89 degrees 30 minutes 07 seconds WEST, passing a 3/4 inch rebar with cap stamped, "BRAZOS ELECTRIC" found for the northwest corner of Lot 1 at a distance of 569.98 feet, continuing for a total distance of 600.09 feet to a capped rebar set in the west line of said JAIAJANJEYA tract;

THENCE with the west line of said JAIAJANJEYA tract, NORTH 01 degrees 32 minutes 29 seconds EAST, a distance of 574.13 feet to a 1/2 inch rebar found;

THENCE with the westernmost north line of said JAIAJANJEYA tract, NORTH 89 degrees 23 minutes 33 seconds EAST, a distance of 899.68 feet to a capped rebar set;

THENCE with the northernmost west line of said JAIAJANJEYA tract, NORTH 00 degrees 35 minutes 20 seconds WEST, a distance of 1,498.96 feet to a Mag nail found in asphalt within said Parvin Road;

THENCE with the north line of said JAIAJANJEYA tract, within said Parvin Road, NORTH 89 degrees 23 minutes 28 seconds EAST, a distance of 1,184.32 feet returning to the **POINT OF BEGINNING** and enclosing 91.001 acres (3,963,991 square feet, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

THAT JAIAJANJEYA REAL ESTATE SERVICES, LLC, does hereby certify and adopt this plat designating the herein above described property as **PARVIN 1385 ADDITION, BLOCK A, LOTS 1 & 2**, and does hereby dedicate to the public use forever, the streets and alleys shown thereon.

JAIAJANJEYA REAL ESTATE SERVICES, LLC, does herein certify the following:

- The streets and alleys are dedicated for street and alley purposes.
- All public improvements and dedications shall be free and clear of all debt, liens, and/or encumbrances.
- The easements and public use areas, as shown, are dedicated to the public use forever for the purposes indicated on this plat.
- 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. Landscape easements are exclusive of any other type of easement.
- The Town of Prosper is not responsible for replacing any improvements in, under, or over any easements caused by maintenance or repair.
- 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 the public utilities being subordinate to the public's and Town of Prosper's use thereof.
- 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.
- 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.
- All modifications to this document shall be by means of plat and approved by the Town of Prosper.

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

Witness my hand this the _____ day of _____, 20 _____.

JAIAJANJEYA REAL ESTATE SERVICES, LLC

By: _____

Authorized Representative, Srinivas Maram

STATE OF TEXAS §

COUNTY OF _____ §

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

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

Notary Public in and for the State of Texas

Known All Men By These Presents:

That I, John H. Barton III, 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 Regulation of the Town of Prosper, Texas.

Dated this the _____ day of _____, 20 _____.

PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED, VIEWED, OR RELIED UPON AS A FINAL SURVEY DOCUMENT. RELEASED FOR INTERIM REVIEW April 28,

John H. Barton, RPLS #6737

STATE OF TEXAS §

COUNTY OF _____ §

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

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 & ZONING COMMISSION OF THE TOWN OF PROSPER, TEXAS

_____ TOWN SECRETARY

_____ ENGINEERING DEPARTMENT

_____ DEVELOPMENT SERVICES DEPARTMENT

CASE# DEVAPP-25-0040
CONVEYANCE PLAT
PARVIN 1385 ADDITION
BLOCK A, LOTS 1 AND 2
91.001 ACRES SITUATED IN THE
F. WILKERSON SURVEY, ABSTRACT #1411,
THE J. MORTON SURVEY, ABSTRACT #793,
AND THE L. RUE SURVEY, ABSTRACT #1110
TOWN OF PROSPER, DENTON COUNTY, TEXAS
PREPARED 04/01/2025 (REVISION DATES SHOWN IN TABLE OF REVISIONS)

SURVEYOR



BARTON CHAPA SURVEYING

3601 NE Loop 820, Ste. 108
Fort Worth, TX 76137
Phone: 817-864-1957
info@bcsdfw.com
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JOB NO. 2025-900-416

TABLE OF REVISIONS

DATE	SUMMARY

PARVIN 1385 ADDITION

2025

PROSPER, TEXAS

SHEET NO.

1 OF 1



PLANNING

To: Planning & Zoning Commission
From: Suzanne Porter, AICP, Planning Manager
Through: David Hoover, AICP, Director of Development Services
Re: Planning & Zoning Commission Meeting
Meeting: May 20, 2025

Item No. 4

Agenda Item:

Conduct a Public Hearing to consider and act upon amending Article 3, Division 1, Section 3.1.4 – Conditional Development Standards and Article 4, Division 9 - Additional and Supplemental, of the Town of Prosper Zoning Ordinance to modify requirements related to drive-throughs. (ZONE-25-0005)

History:

The public hearing continued and the item was tabled at the May 6, 2025, Planning & Zoning Commission meeting; therefore, it must be removed from the table.

Future Land Use Plan:

Not Applicable.

Comprehensive Plan:

The proposed Ordinance amendment fulfills the following Comprehensive Plan goal and objective:

Goal 2. Maintain and enhance the high quality of life and small-town feel currently available and expected by Prosper residents.

Objective 2.11: Update the Zoning Ordinance to address the design, look, and separation of drive-thru businesses.

Zoning:

The proposal is a text amendment to two sections of the Zoning Ordinance:

1. Modify Article 3, Division 1, Section 3.1.4 – Conditional Development Standards, to remove a separation requirement specifically related to restaurants with drive-throughs.

2. Modify Article 4, Division 9 - Additional and Supplemental, to add a requirement related to the adjacency of drive-throughs.

Thoroughfare Plan:

Not Applicable.

Parks Master Plan:

Not Applicable.

Legal Obligations and Review:

Notification was provided as required by the Zoning Ordinance and State law. Staff has not received any response to the proposed zoning request to date.

Attached Documents:

1. Ordinance

Description of Agenda Item:

On January 9, 2024, the Town Council approved an ordinance that modified several sections of the Zoning Ordinance that addressed a variety of standards related to drive-throughs, including restaurant drive-through adjacency requirements, stacking requirements, screening standards, and adjacency of certain uses to residential zoning. One of these additions addressed requirements for restaurants with drive-throughs being developed on adjacent lots. This is proposed to be removed, as shown below:

1. Restaurant.

- a) A Restaurant is permitted by Specific Use Permit in the NS Zoning District and is permitted by right in the O, DTR, R, DTC, C, and CC Zoning Districts subject.
- b) Restaurants with a drive-through are only permitted in the R, C, and CC Zoning Districts upon approval of a Specific Use Permit. ~~Restaurants with drive-throughs shall not be developed on adjacent lots.~~

The standard regarding adjacency requirements related to drive-throughs is proposed to be modified and expanded, as follows:

- Apply to all uses with a drive-through. This would expand the regulation to such as dry cleaners, pharmacies, financial institutions, car washes, automotive uses, groceries with a drive-through, and kiosks.
- The current language restricts the development of drive-through restaurants on adjacent lots. Since multiple buildings could be developed on one lot, this could allow for drive-throughs adjacent to each other on the same lot. The proposed language restricts drive-throughs from being on buildings adjacent to each other, regardless of lot lines.
- It clarifies that a building without a drive-through is required to be between two buildings with a drive-through. Some developments may have two drive-throughs separated by an expanse of parking or a detention pond, but this building arrangement would not comply with the new requirement.

Below is the proposed section that would be added to the Division “Additional and Supplemental”:

§ 4.9.16 Drive-through Adjacency Standards.

Buildings with a drive-through, regardless of the use or size of the drive-through, shall not be adjacent to each other. There shall be a building without a drive-through between any two buildings with a drive-through.

Town Staff Recommendation:

Town Staff recommends approval of amending Article 3, Division 1, Section 3.1.4 – Conditional Development Standards and Article 4, Division 9 - Additional and Supplemental, of the Town of Prosper Zoning Ordinance to modify requirements related to drive-throughs.

Town Council Public Hearing:

Upon a recommendation by the Planning & Zoning Commission, a Public Hearing for this item will be scheduled for the Town Council at their Regular meeting on June 10, 2025.

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF PROSPER, TEXAS, AMENDING THE TOWN'S ZONING ORDINANCE BY AMENDING EXISTING SUBPART 26, "RESTAURANT," OF SECTION 3.1.4, "CONDITIONAL DEVELOPMENT STANDARDS," OF DIVISION 1, "USE OF LAND AND BUILDINGS," OF ARTICLE 3, "PERMITTED USES AND DEFINITIONS," OF THE TOWN'S ZONING ORDINANCE TO REMOVE THE REGULATION REGARDING RESTAURANTS WITH DRIVE-THROUGHS DEVELOPED ON ADJACENT LOTS; AND AMENDING DIVISION 9, "ADDITIONAL AND SUPPLEMENTAL," OF ARTICLE 4, "DEVELOPMENT REQUIREMENTS," OF THE TOWN'S ZONING ORDINANCE BY ADDING SUBSECTION 4.9.16. REGARDING DRIVE-THROUGH ADJACENCY STANDARDS; PROVIDING FOR A PENALTY; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR PUBLICATION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, after public notice and public hearing as required by law, the Planning and Zoning Commission of the Town of Prosper, Texas, has recommended amending the Town's Zoning Ordinance to encompass those amendments as set forth herein; and

WHEREAS, after public notice and public hearing as required by law, and upon due deliberation and consideration of the recommendation of said Planning and Zoning Commission and of all testimony and information submitted during said public hearing, the Town Council of the Town of Prosper, Texas, has determined that it is in the public's best interest and in furtherance of the health, safety, morals, and general welfare of the citizens of the Town to amend the Town's Zoning Ordinance as set forth herein.

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

SECTION 1

All of the above premises are hereby found to be true and correct legislative and factual findings of the Town of Prosper, and they are hereby approved and incorporated into the body of this Ordinance as if restated herein in their entirety.

SECTION 2

From and after the effective date of this Ordinance, existing Subpart 26, "Restaurant," of Section 3.1.4, "Conditional Development Standards," of Division 1, "Use of Land and Buildings," of Article 3, "Permitted Uses and Definitions," of the Town's Zoning Ordinance, is hereby amended by removing the regulation regarding restaurants with drive-throughs developed on adjacent lots, to read as follows:

"Article 3 PERMITTED USES AND DEFINITIONS

Division 1 USE OF LAND AND BUILDINGS

§ 3.1.4. Conditional development standards.

1. Restaurant.

- a) A Restaurant is permitted by Specific Use Permit in the NS Zoning District and is permitted by right in the O, DTR, R, DTC, C, and CC Zoning Districts subject.
- b) Restaurants with a drive-through are only permitted in the R, C, and CC Zoning Districts upon approval of a Specific Use Permit.
- c) Restaurants are only permitted in the O Zoning District, if the subject property is located along a roadway classified as a major or minor thoroughfare as defined by the Thoroughfare Plan.
- d) The distance requirement from any residential zoning district as established in § 4.9.11 of article 4 applies to restaurants with a drive-through.
- e) Restaurants that sell Alcoholic Beverages for on-premises consumption shall be subject to compliance with the Texas Alcoholic Beverage Code, as amended, and any applicable local option elections.
- f) A Restaurant that sells Alcoholic Beverages for on-premises consumption shall not be located within the following:
 - 1. Three hundred feet from a church, public hospital, public school and/or private school. However, Alcoholic Beverage Sales may be located within 300 feet of a private school if the holder of a license or permit holds a food and beverage certificate covering a premises that is located within 300 feet of a private school; or
 - 2. One thousand feet from a private school if the Town Council receives a request for this additional spacing requirement from the board of the private school, and the Town Council adopts such additional spacing requirements by resolution. Measurement for the distance between a Restaurant or Cafeteria where Alcoholic Beverages for on-premises consumption are sold and a church or public hospital shall be along the property lines of the street fronts, from front door to front door, and in a direct line across intersections.
- g) Measurement for the distance between a Restaurant where Alcoholic Beverages for on- premises consumption are sold and a public and/or private school shall be:
 - 1. In a direct line from the Property Line of the public and/or private school to the Property Line of the place of business, and in a direct line across intersections; or
 - 2. If the Restaurant that sells Alcoholic Beverages for on-premises consumption is located on or above the fifth story of a multistory building, in a direct line from the Property Line of the public and/or private school to the Property Line of the place of business, in a direct line across intersections, and vertically up the building at the Property Line to the base of the floor on which the Restaurant or Cafeteria is located.

- h) If a Restaurant receives 75 percent or more of its gross revenue on a quarterly basis from the sale or service of Alcoholic Beverages for on-premises consumption, the use will no longer qualify as a Restaurant and will be classified and regulated by the Town as an Alcoholic Beverage Establishment under the Zoning Ordinance.
- i) There shall be no variances considered with regard to the regulations set forth herein."

SECTION 3

From and after the effective date of this Ordinance, existing Division 9, "Additional and Supplemental," of Article 4, "Development Requirements," of the Town's Zoning Ordinance, is hereby amended by adding Subsection 4.9.16. regarding drive-through adjacency standards, to read as follows:

"Article 4 DEVELOPMENT REQUIREMENTS

Division 9 ADDITIONAL AND SUPPLEMENTAL

§ 4.9.16 Drive-through Adjacency Standards.

Buildings with a drive-through, regardless of the use or size of the drive-through, shall not be adjacent to each other. There shall be a building without a drive-through between any two buildings with a drive-through."

SECTION 4

Should any section, subsection, sentence, clause or phrase of this Ordinance be declared unconstitutional or invalid by a court of competent jurisdiction, it is expressly provided that any and all remaining portions of this Ordinance shall remain in full force and effect. The Town hereby declares that it would have passed this Ordinance, and each section, subsection, clause or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses and phrases be declared unconstitutional or invalid.

SECTION 5

All provisions of any ordinance in conflict with this Ordinance are hereby repealed to the extent they are in conflict, and any remaining portions of said ordinances shall remain in full force and effect.

SECTION 6

Any person, firm or corporation violating any of the provisions or terms of this Ordinance shall be deemed guilty of a misdemeanor and, upon conviction, shall be punished by fine not to exceed the sum of two thousand dollars (\$2,000.00) for each offense.

SECTION 8

This Ordinance shall become effective from and after its adoption and publication as required by law; however, the provisions of this Ordinance shall not be applicable to any

residential development or tract of land for which one or more final plats has been approved by the Town as of the effective date of this Ordinance.

DULY PASSED, APPROVED, AND ADOPTED BY THE TOWN COUNCIL OF THE TOWN OF PROSPER, TEXAS, ON THIS __ DAY OF _____, 2025.

David F. Bristol, Mayor

ATTEST:

Michelle Lewis Sirianni, Town Secretary

APPROVED AS TO FORM AND LEGALITY:

Terrence S. Welch, Town Attorney