AGENDA

Planning and Zoning Commission
Prosper Town Hall, Council Chambers
250 W. First Street, Prosper, Texas
Monday, November 30, 2026
6:30 PM

Welcome to the Prosper Planning and Zoning Commission Meeting.

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

Addressing the Planning and Zoning Commission:

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

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

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

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

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

1. Call to Order / Roll Call.

2. Pledge of Allegiance.

CONSENT AGENDA:

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

3a. Consider and act upon the minutes from the November 17, 2026, Planning and Zoning Commission work session meeting.

3b. Consider and act upon the minutes from the November 17, 2026 Planning and Zoning Commission regular meeting.

3c. Consider and act upon a request for a Preliminary Site Plan for Office, Restaurant, and Retail Buildings on Legacy Pointe Addition, Block A, Lots 1-8, on 18.7± acres, located on the northwest corner of Legacy Drive and First Street. (DEVAPP-26-0042)

3d. Consider and act upon a request for a Conveyance Plat of Legacy Pointe Addition, Block A, Lots 1-8, on 18.7± acres, located on the northwest corner of First Street and Legacy Drive. (DEVAPP-26-0043)

3e. Consider and act upon a request for a Final Plat of Heritage Heights, on 79.3± acres, located on the northwest corner of Lovers Lane and Coleman Street. (DEVAPP-26-0047)

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 "Citizen Comment Request Form" and present it to Town Staff prior to the meeting. Comments are limited up to three minutes with a cumulative total for Citizens' Comments not to exceed 15 minutes.

REGULAR AGENDA:

Pursuant to Section 551.007 of the Texas Government Code, any individuals wishing to address the Commission during a Public Hearing item, will be recognized when the public hearing is opened. A "Public Hearing Comment Request Form" must be completed and presented to Town Staff prior to the meeting. Comments are limited up to three minutes. If multiple individuals with to speak, they may yield their three minutes to one individual appointed to speak on their behalf. All individuals yielding their time must be present at the meeting, and the appointed individual will be limited to a total of 15 minutes. Comments during a public hearing are limited to a cumulative total of 60 minutes for those in favor of an item, and 60 minutes for those in opposition to an item.

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

5. Adjourn.

CERTIFICATION

I, the undersigned authority, do hereby certify that this Notice of Meeting was posted at Prosper Town Hall, located at 250 W. First Street, Prosper, Texas 75078, a place convenient and readily accessible to the general public at all times, and said Notice was posted by 5:00 p.m., on Friday, November 20, 2026, and remained so posted at least three (3) business days before said meeting was convened.

_____ _____

Michelle Lewis Sirianni, Town Secretary Date Notice Removed

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

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

MINUTES

Prosper Planning and Zoning Commission
Work Sesson
Prosper Town Hall – Executive Conference Room
250 W. First Street, Prosper, Texas
Tuesday, November 17, 2026
5:30 PM

Call to Order / Roll Call

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

Commissioner Present: Chair Damon Jackson, Vice Chair Josh Carson, Secretary Glen Blanscet, John Hamilton, Matt Furray, Brett Butler, and Deborah Daniel

Staff Members Present: David Hoover, AICP (Director of Development Services), Suzanne Porter, AICP (Planning Manager), Jerron Hicks (Planner), and Carlos Branch (Planning Technician)

Items for Individual Consideration:

1. **Discuss items on the, November 17, 2026, Planning and Zoning Commission agenda.**

   Mr. Hoover provided an update on the agreements for The Marco development.

   The Commission discussed Item 4. Mr. Hoover explained the changes that were made to the proposed uses and building elevations. There was discussion regarding the updated uses in comparison with the uses recommended and discouraged in the Dallas North Tollway standards.

   The Commission briefly discussed Item 5.

2. **Adjourn.**

The work session was adjourned at 6:30 p.m.

Carlos Branch, Planning Technician

Glen Blanscet, Secretary

MINUTES

Prosper Planning and Zoning Commission
Regular Meeting
Prosper Town Hall – Council Chambers
250 W. First Street, Prosper, Texas
Tuesday, November 17, 2026
6:30 PM

1. Call to Order / Roll Call

The meeting was called to order at 6:32 PM.

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

Staff Members Present: David Hoover, AICP (Director of Development Services), Suzanne Porter, AICP (Planning Manager), Jerron Hicks (Planner), and Carlos Branch (Planning Technician).

2. Recitation of the Pledge of Allegiance.

CONSENT AGENDA:

3a. Consider and act upon the work session minutes from November 3, 2026, Planning and Zoning Commission meeting.

3b. Consider and act upon the regular minutes from the November 3, 2026, Planning and Zoning Commission meeting.

Commissioner Hamilton made a motion to approve Items 3a and 3b. The motion was seconded by Commissioner Furay. The motion was carried unanimously by a vote of 7-0.

CITIZEN COMMENTS

No Comments were made.

REGULAR AGENDA:

4. Conduct a Public Hearing and consider and act upon a request for a rezoning from Agriculture to Planned Development for Light Industrial Buildings on Collin County School Land Survey 12, Abstract 147, Tract 179, on 2.0± acres, located on the west side of Business Park Drive and 1,095± feet south of First Street. (ZONE-26-0004)

Mr. Hoover presented Item 4 to the Commission, highlighting the proposed changes to the building elevations and permitted uses.

The Commission discussed the proposed permitted uses and expressed a desire to remove additional uses that were not recommended in the Dallas North Tollway guidelines.

Commissioner Hamilton made a motion to approve Item 4, subject to the removal of Building Materials and Hardware Sales (Minor), Cabinet/Upholstery Shop, Contractor's Shop (No Outdoor Storage), Furniture Restoration, and Office Warehouse from the list of permitted uses, and modify Health/Fitness Center, Limited Assembly and Manufacturing (subject to compliance with

performance standards), and Veterinary Clinic or Indoor Kennel to be subject to a Specific Use Permit (SUP).

The motion was seconded by Commissioner Daniel. The motion was carried unanimously by a vote of 7-0.

5. Conduct a Public Hearing and consider and act upon a request for a rezoning from Agriculture to create a Planned Development for an Automobile Repair (Minor) and Car Wash Facility on J. Morton Survey, Abstract 793, Tract 14, on 6.0± acres, located on the northeast corner of Denton Way and Fishtrap Road. (ZONE-26-0002)

Mr. Hicks presented the item to the Commission.

The Commission asked staff to clarify the process for rezoning property when the proposed zoning does not align with the Town's Comprehensive Plan.

Staff noted that floodplain areas may be reclaimed and potentially developed under another zoning district. Therefore, an amendment to the Comprehensive Plan would not be required.

Mr. Bond, the applicant's engineering, provided an overview of the project to the Commission.

The Commission asked questions regarding the building setback difference between what is proposed and Commercial zoning district standards, the encroachment of a canopy into the setback along Denton Way, traffic report, specifically why weekend traffic data was not included in the study and what traffic conditions would look like during the busiest times of the day.

Mr. Bond gave a brief overview of the report, explaining potential traffic on a busy day. The applicant, Mr. Frank Hise, also provided information regarding the traffic.

The Commission questioned the number of proposed uses listed in the development standards, setting the structure closer than the 250-footsetback required between bay doors and the street, the exterior building material of CMU, allowance of Automobile Repair (Minor) by right rather than with a Specific Use Permit, open space percentage of 7% in the standards versus 18% on the concept plan,

Mr. Hoover responded that the car wash and automotive repair (minor) use could be tied together.

The public hearing was opened at 7:45 p.m.

No Comments were made.

The public hearing was closed at 7:45 p.m.

Commissioner Furay made a motion to deny Item 5. The motion was seconded by Vice Chair Carson. The motion was caried unanimously by a vote of 7-0.

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

Mr. Hicks informed the Commissioners of past Town Council actions and upcoming cases for Planning and Zoning Commission consideration, as well as future meeting dates.

7. Adjourn

Commissioner Hamilton made a motion to adjourn the meeting. The motion was seconded by Vice Chair Carson. The motion was carried unanimously by a vote of 7-0.

The meeting was adjourned at 7:53 p.m.

Carlos Branch, Planning Technician	Glen Blanscet, Secretary

TOWN OF PROSPER
A Place Where Everyone Matters

PLANNING

To: **Planning and Zoning Commission** **Item No. 3c**

From: **Jerron Hicks, Planner**

Through: **David Hoover, AICP, Director of Development Services**

Cc: **Suzanne Porter, AICP, Planning Manager**

Re: **Preliminary Site Plan for Legacy Pointe Addition, Block A, Lots 1-8**

Meeting: **November 30, 2026**

Agenda Item:
Consider and act upon a request for a Preliminary Site Plan for Office, Restaurant, and Retail Buildings on Legacy Pointe Addition, Block A, Lots 1-8, on 18.7± acres, located on the northwest corner of Legacy Drive and First Street. (DEVAPP-26-0042)

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

Zoning:
The property is zoned Planned Development-14 (Retail).

Conformance:
The Preliminary Site Plan conforms to the development standards of the Planned Development.

Background:
In 2025, a zoning case (ZONE-25-0004) was submitted for this property, which included a similar layout but with a gas station at the intersection of Legacy Drive and First Street. The case was withdrawn after the Planning and Zoning Commission meeting. The applicant has continued to work with staff to update the layout subject to the existing zoning. The development is subject to the development requirements in place prior to the adoption of the Unified Development Code.

Description of Agenda Item:
The Preliminary Site Plan consists of 10 office, retail, and restaurant buildings totaling 127,073 square feet and associated parking. The current Planned Development allows drive-through restaurants by right, and the two proposed restaurants are not adjacent to each other and are 200 feet from residential zoning.

- Lot 1: 2 Restaurant/Retail buildings (20,800 SF)
- Lot 2: 1 Restaurant building (2,625 SF)
- Lot 3: 2 Restaurant/Retail buildings (19,172 SF)
- Lot 4: 1 Restaurant/Retail building (6,750 SF)
- Lot 5: 1 Retail building – Grocery Store (29,826 SF)
  Note: Loading bays shall not face residential property.
- Lot 6: 1 Medical Office building (15,760 SF)
- Lot 7: 1 Restaurant/Retail building (16,060 SF)
- Lot 8: 1 Restaurant/Retail building (16,080 SF)

Access:
Access is provided from First Street and Legacy Drive.

Landscaping, Open Space, and Screening:
The proposed development complies with all landscaping, open space, and screening requirements.

Open Space – The project is subject to the 7% open space standard. Amenities within the open space are to be provided for each lot per the Unified Development Code.

Major Creek Amenities – The property is adjacent to a Major Creek and will provide three of the required amenities.

Screening – A six-foot masonry wall is proposed adjacent to the residential development. On the southwest corner of the property, a living screen is proposed adjacent to the major creek. The adjacent neighborhood is not in support of a living screen. Staff does not support the living screen.

Companion Item:
As a companion item, the Conveyance Plat (DEVAPP-26-0043) is on this Planning and Zoning Commission agenda.

Attachments:
1. Location Map
2. Preliminary Site Plan
3. Open Space Plan
4. Living Screen Exhibit

Town Staff Recommendation:
Town Staff recommends approval of the Preliminary Site Plan with a masonry screening wall.



TOWN OF PROSPER

0 195 390 780 Feet

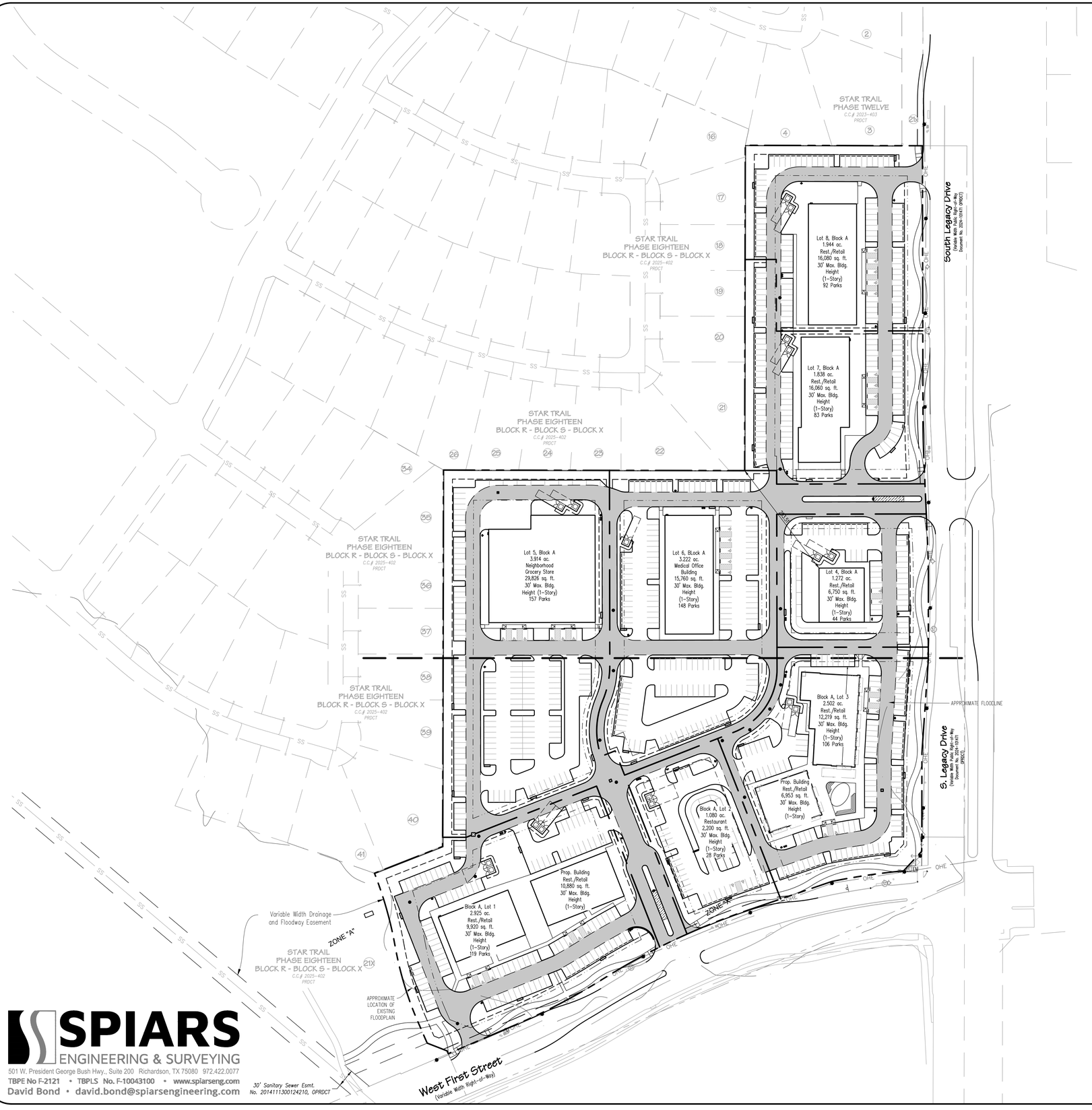


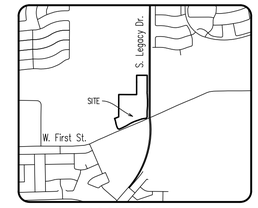
This map for illustration purposes only

DEVAPP-26-0042

Legacy Pointe
Block A, Lots 1-8

Preliminary Site Plan





LOCATION MAP
1" = 2000'

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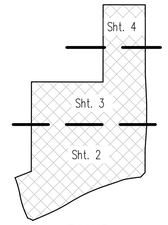
1 inch = 80 ft.



KEY MAP

Town of Prosper Site Plan Notes:

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 land 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 is null and void. If 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 paving, required parking lot landscape islands, building footprint, utility yards, required landscape setbacks, sidewalks, and detention pond.

Town of Prosper Creek Adjacency Amenities Notes:

Creek Adjacency Amenities on Lot 1, Block A (3 Required)
1) A minimum of 25% of the surface area of walls that face the major creek to be provided as windows.
2) Building to have the same building materials and architectural elements on all four sides.
3) Building orientation such that the entire side of the building adjacent to the flood plain is not the back of the building.

NOTE:
Each individual commercial restaurant/retail food service must install a minimum of a 1,000 gallon grease interceptor. The interceptor must be installed in ground, exterior to the building, must have a sample port, and cannot be installed in parking stalls or fire lanes. The size and location will be identified on the Site Plan for each building.

NOTE:
1. All Curb Radii to be 2' unless otherwise noted.
2. All Dimensions to Face of Curb unless otherwise noted.

NOTE:
No Protected Trees Located Onsite

NOTE:
Transformers shall be screened in accordance with the screening ordinance.

LEGEND

- PROPOSED FIRELANE, ACCESS, & UTILITY EASEMENT
- EXISTING POWER POLE
- OHE — OVERHEAD POWER LINE
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- PROPOSED WATER METER
- L.S. LANDSCAPE SETBACK
- B.S. BUILDING SETBACK

Town Case No. DEVAPP-26-0042
PRELIMINARY SITE PLAN

LEGACY POINTE

BLOCK A, LOTS 1-8
OUT OF THE
LOUISA NETHERLY SURVEY ~ ABSTRACT NO. 962
TOWN OF PROSPER, DENTON COUNTY , TEXAS
Current Zoning: PD-14 R
814,525 Sq. Ft./18.699 Acres
NOVEMBER 2026

ENGINEER / SURVEYOR
Spiars Engineering, Inc.
501 W. President George Bush Hwy, Suite 200
Richardson, TX 75080
Telephone: (972) 422-0077
TBPELS No. F-2121 And No. F-10043100
Contact: Christina Wharton

OWNER / APPLICANT
Legacy Retail North, LLC
3620 Thorp Springs Dr.
Plano, TX 75025
Telephone: 972-653-2159
Contact: Srinavasa Kongara

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Prosper Legacy Retail, LLC
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Plotted by: bbolling Plot Date: 11/20/2026 11:25 AM
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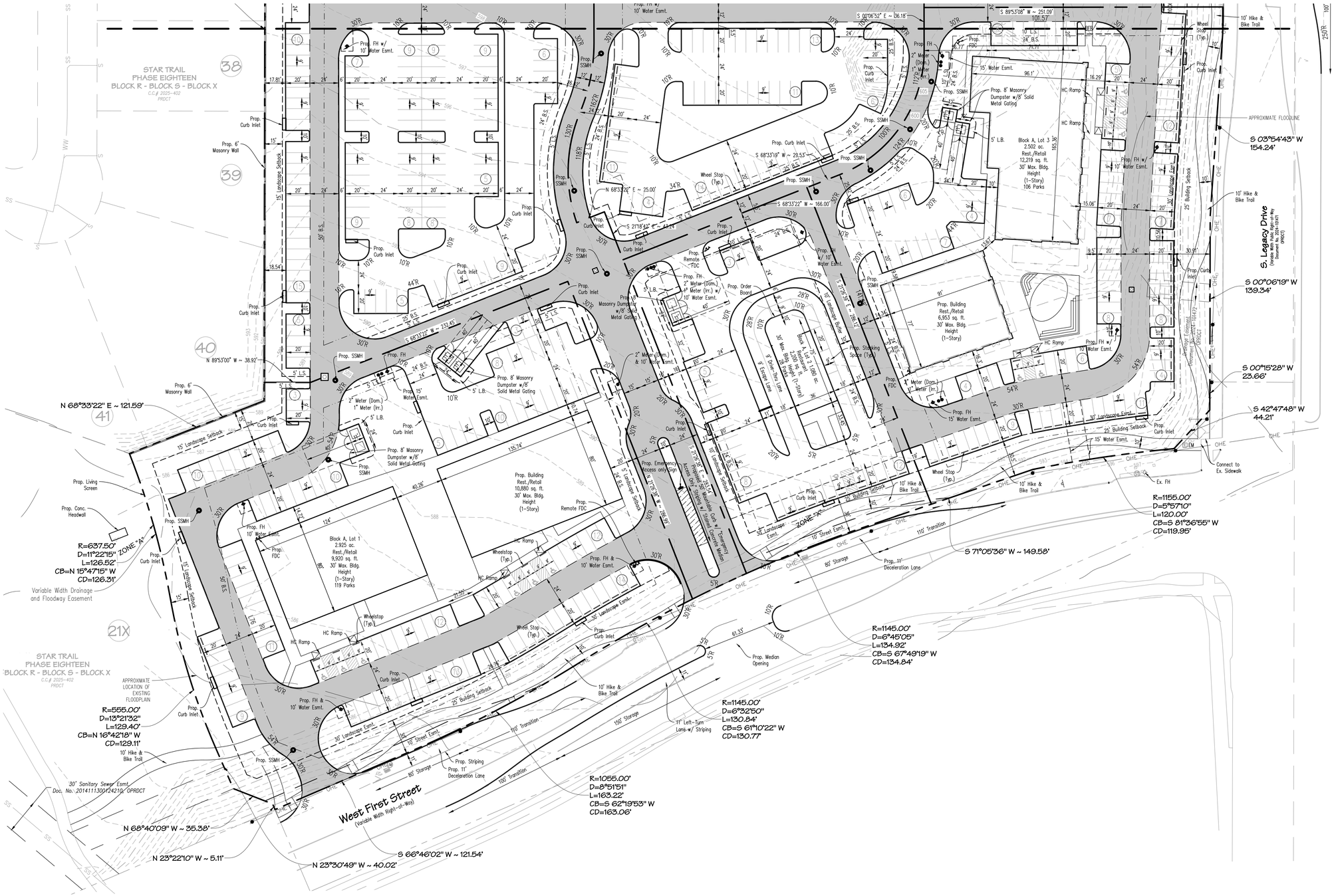
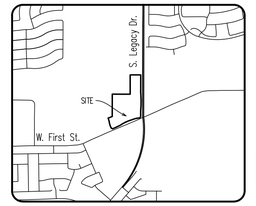
SEE SHEET 3





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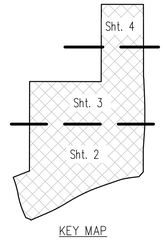

KEY MAP

SPIARS
ENGINEERING & SURVEYING
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TBPE No F-2121 • TBPLS No. F-10043100 • www.spiarseng.com
David Bond • david.bond@spiarsengineering.com

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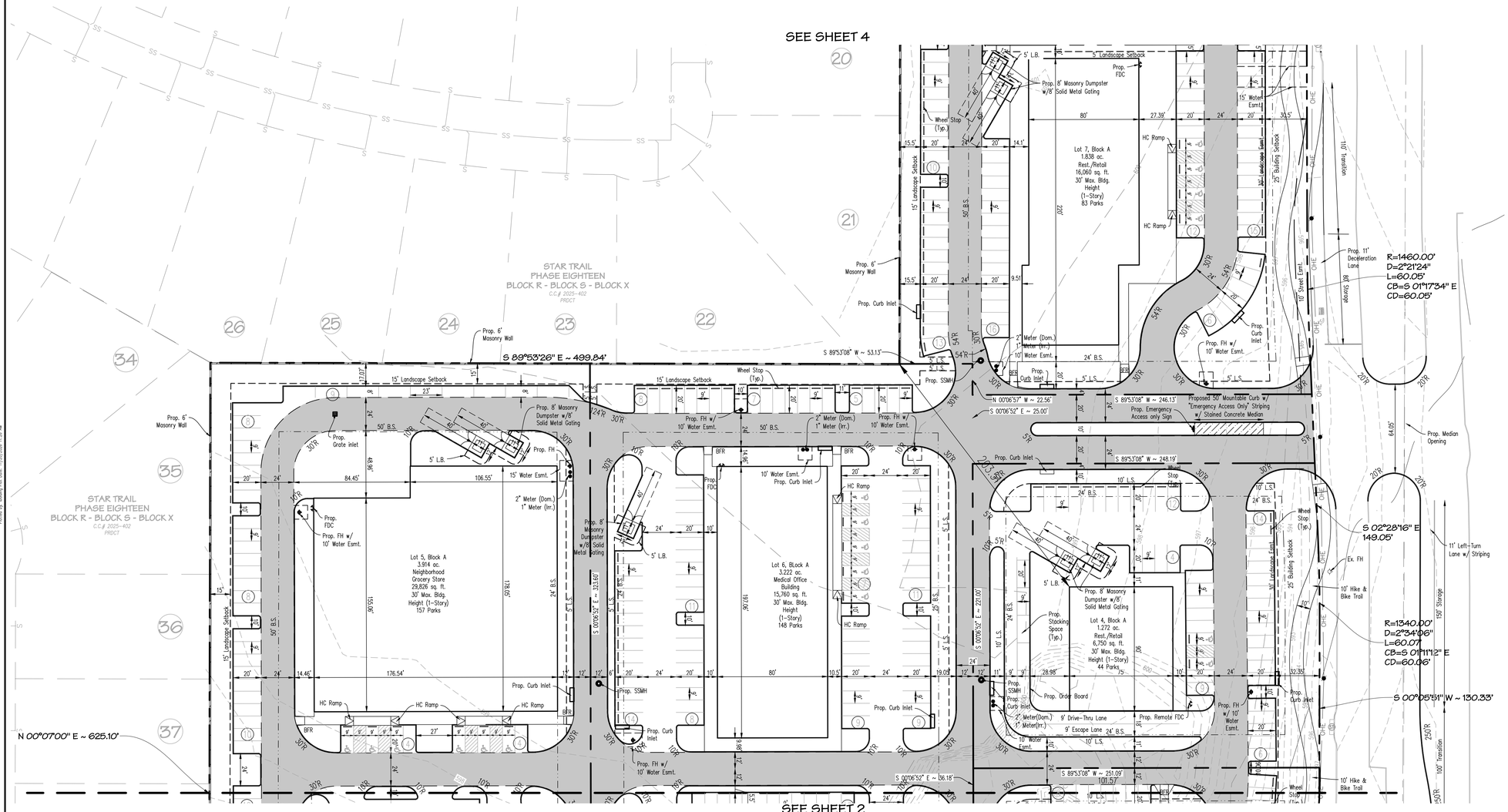

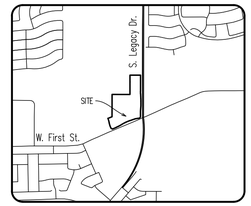

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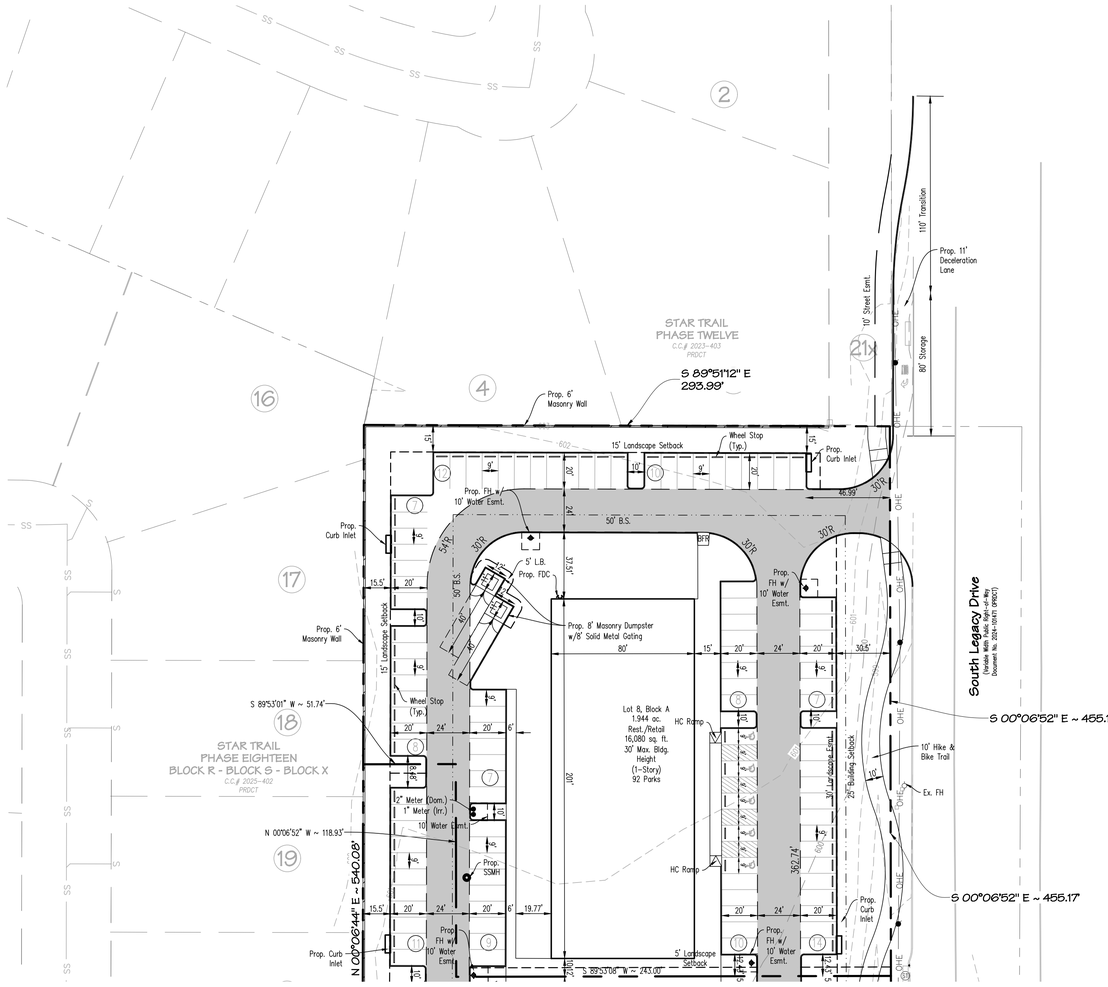

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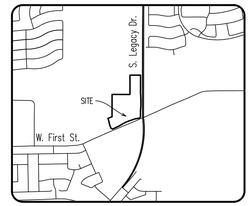
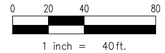


LOCATION MAP
1" = 2000'





Town of Prosper Site Plan Notes:

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 land 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 is null and void. If 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 paving, required parking lot landscape islands, building footprint, utility yards, required landscape setbacks, sidewalks, and detention pond.

NOTE:
Each individual commercial restaurant/retail food service must install a minimum of a 1,000 gallon grease interceptor. The interceptor must be installed in ground, exterior to the building, must have a sample port, and cannot be installed in parking stalls or fire lanes. The size and location will be identified on the Site Plan for each building.

NOTE:
1. All Curb Radii to be 2' unless otherwise noted.
2. All Dimensions to Face of Curb unless otherwise noted.

NOTE:
No Protected Trees Located Onsite

NOTE:
Transformers shall be screened in accordance with the screening ordinance.

LEGEND

- PROPOSED FIRELANE, ACCESS, & UTILITY EASEMENT
- EXISTING POWER POLE
- OHE — OVERHEAD POWER LINE
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- PROPOSED WATER METER
- L.S. — LANDSCAPE SETBACK
- B.S. — BUILDING SETBACK
- (1) — PARKING COUNT LABEL

Town of Prosper Creek Adjacency Amenities Notes:

Creek Adjacency Amenities on Lot 1, Block A (3 Required)
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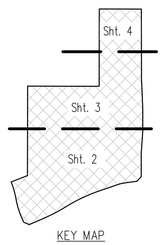
Site Data Summary Table - Lots 1-8, Block A

	Lot 1	Lot 2	Lot 3	Lot 4	Lot 5	Lot 6	Lot 7	Lot 8
General Site Data								
Existing Zoning	PD-14 R	PD-14 R	PD-14 R	PD-14 R	PD-14 R	PD-14 R	PD-14 R	PD-14 R
Proposed Use	Restaurant/Retail	Restaurant, Drive-Through	Restaurant/Retail	Restaurant, Drive-Through/Retail	Neighborhood Grocery Store	Medical Office Building	Restaurant/Retail	Restaurant/Retail
Lot Area (SF)	127,425	47,051	108,996	55,420	170,499	140,370	80,063	84,680
Lot Area (Ac)	2.925	1.080	2.502	1.272	3.914	3.222	1.838	1.944
Building Footprint (SF)	20,800	2,200	19,172	6,750	29,826	15,760	16,060	16,080
Restaurant Area (SF)	5,900	2,200	4,800	2,800	0	0	3,000	4,600
Retail Area (SF)	14,900	0	14,372	3,950	29,826	0	13,060	11,480
Medical Office Area (SF)	0	0	0	0	0	15,760	0	0
Total Building Area (SF)	20,800	2,200	19,172	6,750	29,826	15,760	16,060	16,080
Building Height	1-Story, 30' Max Ht.	1-Story, 30' Max Ht.	1-Story, 30' Max Ht.	1-Story, 30' Max Ht.	1-Story, 30' Max Ht.	1-Story, 30' Max Ht.	1-Story, 30' Max Ht.	1-Story, 30' Max Ht.
Lot Coverage	16%	5%	18%	12%	17%	11%	20%	19%
Floor Area Ratio (FAR)	0.1700:1	0.0600:1	0.1800:1	0.1200:1	0.1700:1	0.0900:1	0.2200:1	0.2000:1
Parking								
Parking Ratio	Retail 1:250; Rest. 1:100	Restaurant 1:100	Retail 1:250; Rest. 1:100	Retail 1:250; Rest. 1:100	Retail 1:250	Medical Office Building 1:250	Retail 1:250; Rest. 1:100	Retail 1:250; Rest. 1:100
Parking Required	119	22	106	44	120	64	83	92
Parking Provided	119	28	106	44	157	148	83	92
Accessible Parking Required	5	2	5	2	6	5	4	4
Accessible Parking Provided	6	2	5	2	6	5	4	5
Landscape and Open Space								
Interior Landscape Area Required (15 sf per parking space)	1785	420	1590	660	2355	2220	1245	1380
Interior Landscape Area Provided	13,531	10,696	11,627	9,932	14,025	15,161	8,378	6,441
Open Space Required (7%)	8,920	3,294	7,630	3,879	11,935	9,826	5,604	5,928
Open Space Provided	18,327	3,460	14,487	4,552	12,045	24,926	6,300	6,151



KEY MAP

Town Case No. DEVAPP-26-0042
PRELIMINARY SITE PLAN

LEGACY POINTE

BLOCK A, LOTS 1-8
OUT OF THE
LOUISA NETHERLY SURVEY ~ ABSTRACT NO. 962
TOWN OF PROSPER, DENTON COUNTY , TEXAS
Current Zoning: PD-14 R
814,525 Sq. Ft./18.699 Acres
NOVEMBER 2026

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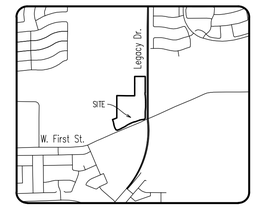

LOCATION MAP
1" = 2000'

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Building Footprint (SF)	20,800	2,200	19,172	6,750	29,826	15,760	16,060	16,080
Interior Landscape Area Required (15 sf per parking space)	1,785	420	1,590	660	2,355	2,220	1,245	1,380
Interior Landscape Area Provided	3,840	1,378	3,095	2,385	6,304	3,597	1,902	2,981
Open Space Required (7%)	8,920	3,294	7,630	3,879	11,935	9,826	5,604	5,928
Open Space Provided	18,327	3,460	14,487	4,552	12,045	24,926	6,300	6,151

* A final open space plan shall be submitted with the final site plan application for all nonresidential uses.

*Open Space for nonresidential developments shall consists of at least one major amenity listed below, or as determined by the Director of Development Services or their designee:

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LEGEND

INTERIOR LANDSCAPE AREA PROVIDED

OPEN SPACE PROVIDED

Town Case No. DEVAPP-26-0042
PRELIMINARY OPEN SPACE PLAN

LEGACY POINTE

BLOCK A, LOTS 1-8
OUT OF THE
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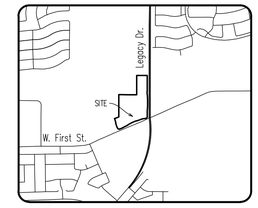

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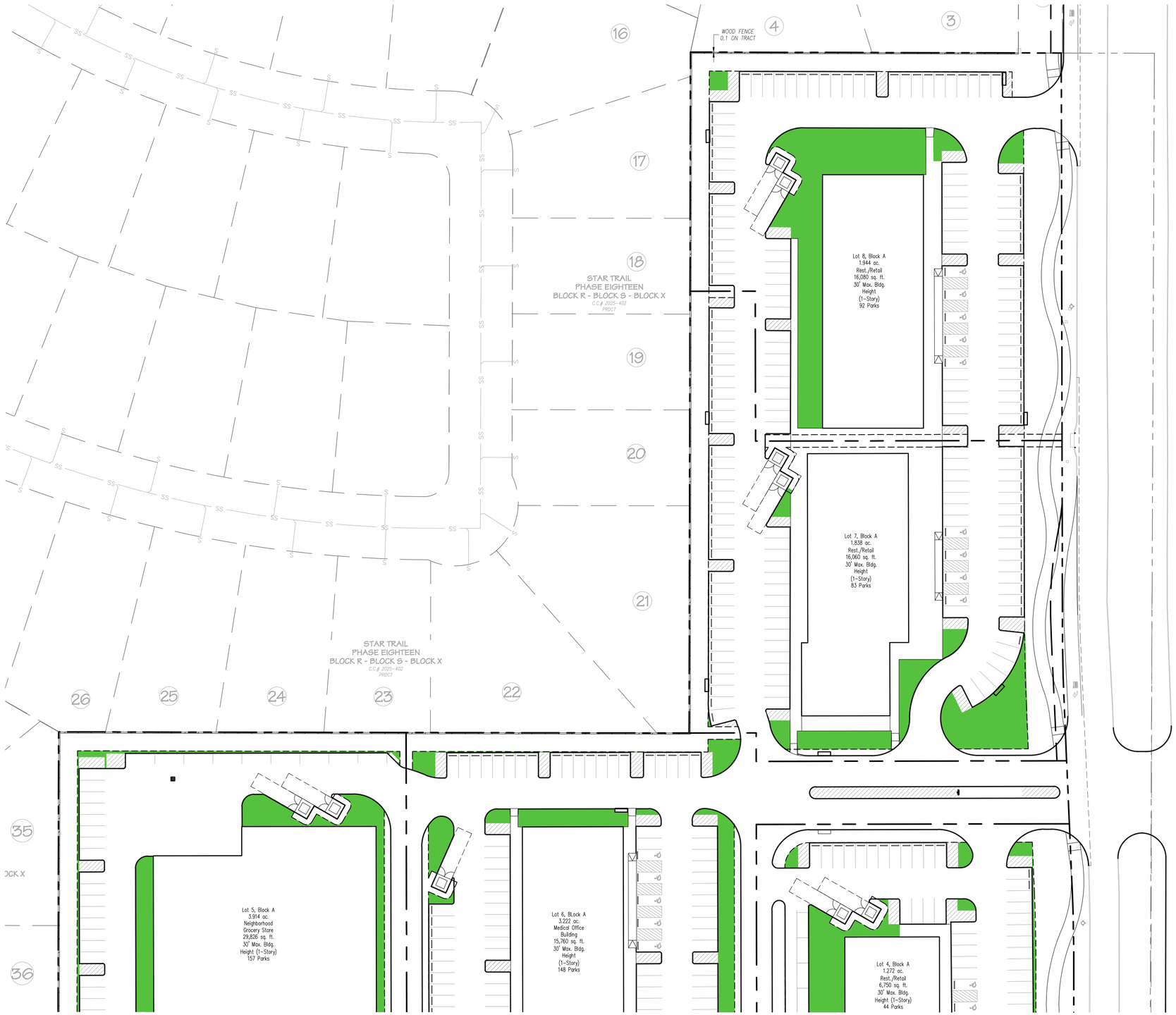

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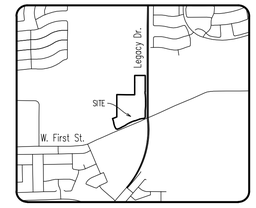

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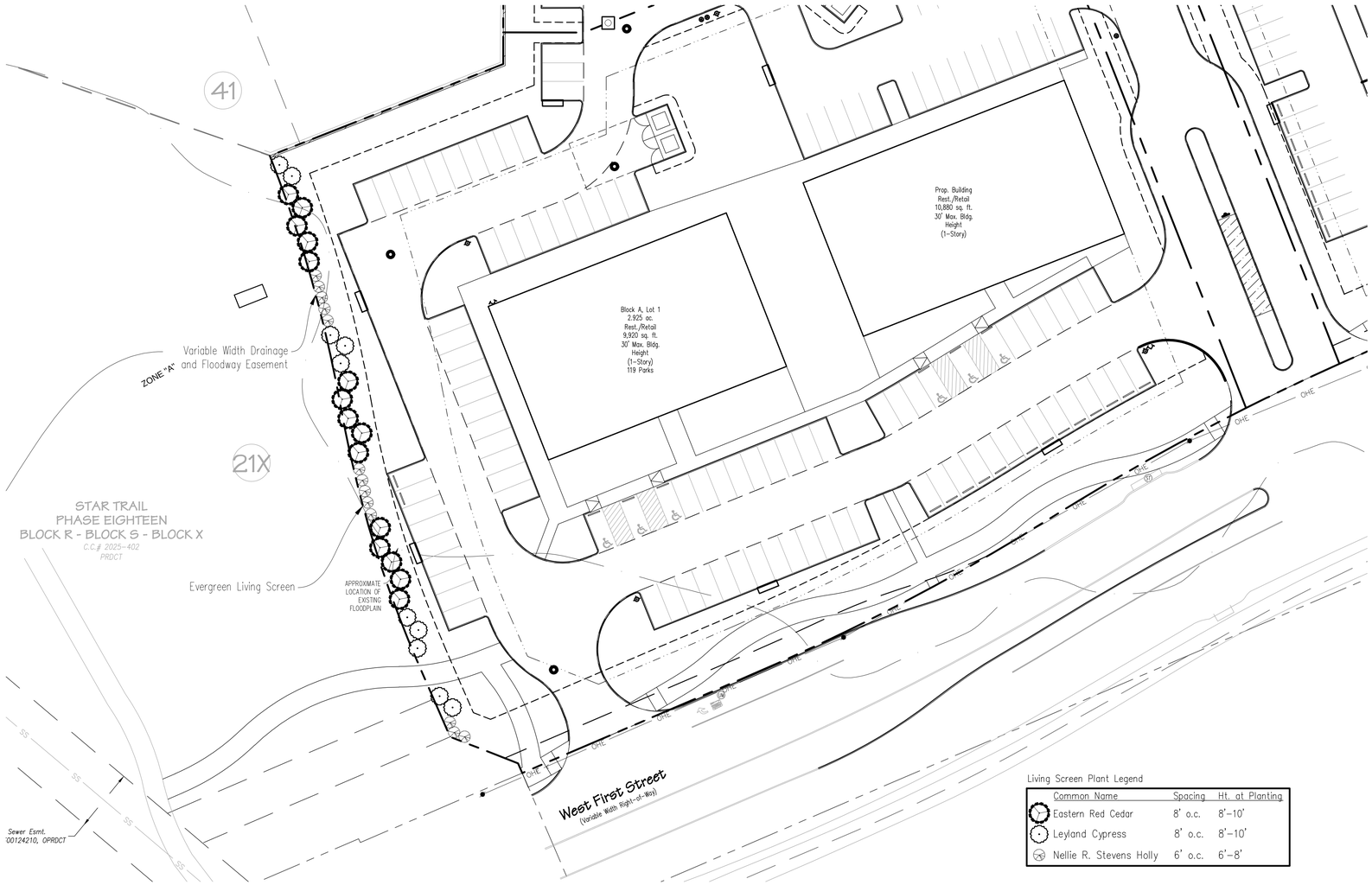

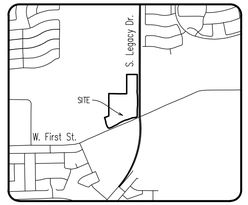

LOCATION MAP
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0 15 30 60
1 inch = 30 ft.

Living Screen Plant Legend

Common Name	Spacing	Ht. at Planting
Eastern Red Cedar	8' o.c.	8'-10'
Leyland Cypress	8' o.c.	8'-10'
Nellie R. Stevens Holly	6' o.c.	6'-8'

Town Case No. DEVAPP-26-0042
LIVING SCREEN EXHIBIT

LEGACY POINTE

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PLANNING

To: **Planning and Zoning Commission** **Item No. 3d**

From: **Jerron Hicks, Planner**

Through: **David Hoover, AICP, Director of Development Services**

Cc: **Suzanne Porter, AICP, Planning Manager**

Re: **Conveyance Plat for Legacy Pointe Addition, Block A, Lots 1-8**

Meeting: **November 30, 2026**

Agenda Item:
Consider and act upon a request for a Conveyance Plat of Legacy Pointe Addition, Block A, Lots 1-8, on 18.7± acres, located on the northwest corner of First Street and Legacy Drive.

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

Zoning:
The property is zoned Planned Development-14 (Retail).

Conformance:
The Conveyance Plat conforms to the development standards of Planned Development-14.

Description of Agenda Item:
The purpose of the Conveyance Plat is to create Lots 1-8 of the Legacy Pointe Addition for development and dedicate easement for overall infrastructure.

Companion Item:
As a companion item, the Preliminary Site Plan (DEVAPP-26-0042) is on this Planning and Zoning Commission agenda.

Attached Documents:
1. Location Map
2. Conveyance Plat

Town Staff Recommendation:
Town Staff recommends approval of the Conveyance Plat.



TOWN OF PROSPER

0 195 390 780 Feet

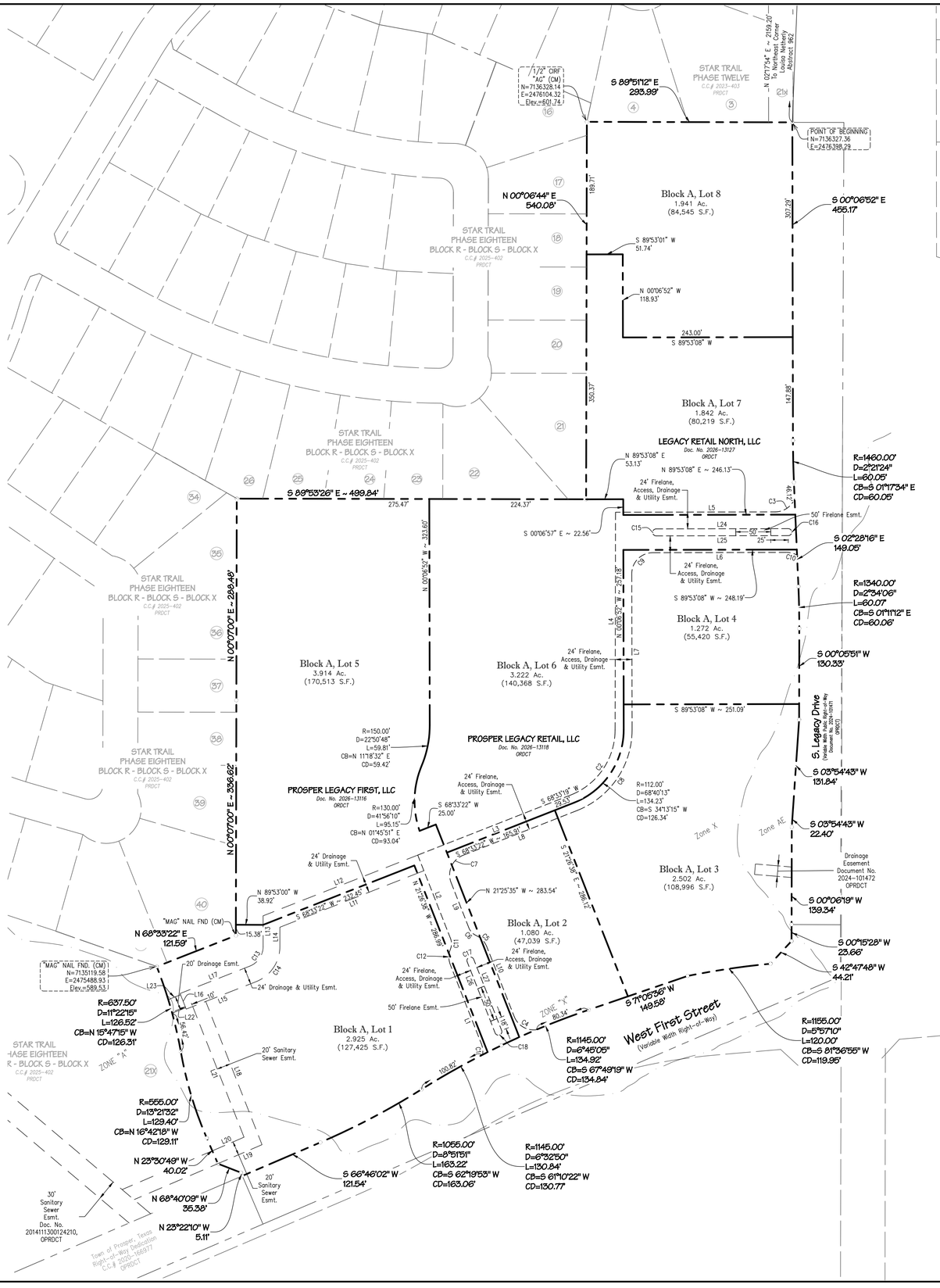


This map for illustration purposes only

DEVAPP-26-0043

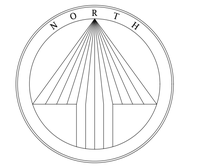
Legacy Pointe
Block A, Lots 1-8

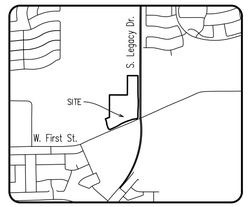
Conveyance Plat



Line Table		
Line #	Bearing	Distance
L1	S 21°26'38" E	121.62'
L2	S 21°27'22" E	128.35'
L3	S 68°33'21" W	235.22'
L4	S 00°06'53" W	311.70'
L5	S 89°53'08" W	228.51'
L6	S 89°53'08" W	191.72'
L7	S 00°06'52" E	223.18'
L8	S 68°33'21" W	175.53'
L9	S 21°26'38" E	69.67'
L10	S 21°26'38" E	107.22'
L11	N 68°33'22" E	221.35'
L12	S 68°33'22" W	237.73'
L13	S 00°05'50" E	43.93'
L14	N 00°05'50" W	27.54'
L15	N 68°33'22" E	107.22'
L16	S 21°26'38" E	24.00'
L17	S 68°33'22" W	107.22'
L18	S 21°26'38" E	220.21'
L19	S 66°45'36" W	71.30'
L20	S 66°45'36" W	49.45'
L21	S 21°26'38" E	200.82'
L22	N 68°35'12" E	20.80'
L23	S 68°35'12" W	18.92'
L24	S 89°53'08" W	189.01'
L25	N 89°53'08" E	189.01'
L26	S 21°26'38" E	109.30'
L27	N 21°26'38" W	109.30'

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Dist.
C1	15.81'	30.00'	30°11'38"	S 06°20'49" E	15.63'
C2	119.45'	100.00'	68°26'28"	S 34°20'07" W	112.48'
C3	35.46'	30.00'	67°43'00"	S 56°01'12" W	33.43'
C4	39.38'	30.00'	75°13'00"	S 59°03'08" E	36.62'
C5	23.01'	30.00'	43°56'44"	S 43°25'00" E	22.45'
C6	15.34'	20.00'	43°56'44"	S 43°25'00" E	14.97'
C7	47.12'	30.00'	89°59'59"	S 23°33'22" W	42.43'
C8	148.62'	124.00'	68°40'13"	S 34°13'15" W	139.88'
C9	47.12'	30.00'	90°00'00"	S 44°53'08" W	42.43'
C10	15.48'	30.00'	29°33'20"	N 75°20'12" W	15.30'
C11	15.34'	20.00'	43°56'44"	S 00°31'44" W	14.97'
C12	23.01'	30.00'	43°56'44"	S 00°31'44" W	22.45'
C13	35.95'	30.00'	68°39'12"	S 34°13'46" W	33.83'
C14	64.70'	54.00'	68°39'12"	N 34°13'46" E	60.90'
C15	15.71'	5.00'	180°00'00"	S 00°06'52" E	10.00'
C16	15.71'	5.00'	180°00'00"	N 00°06'52" W	10.00'
C17	15.71'	5.00'	180°00'00"	S 68°33'22" W	10.00'
C18	15.71'	5.00'	180°00'00"	N 68°33'22" E	10.00'





LOCATION MAP
1" = 2000'

LEGEND (Not all items may be applicable)	
○	1/2" IRON ROD WITH PLASTIC CAP STAMPED "SPIARSENG" SET, UNLESS OTHERWISE NOTED
	NOTE: IF UNABLE TO SET ACTUAL LOT CORNER, A 5 FOOT OFFSET IRON ROD MAY BE SET WITH A PINK PLASTIC CAP STAMPED "SPIARSENG-5' O/S PC".
CIRF	CAPPED IRON ROD FOUND
	IRON ROD FOUND
Esmt.	EASEMENT
F.A.D.U.E.	FIRELANE, ACCESS, DRAINAGE & UTILITY EASEMENT
R.O.W.	RIGHT-OF-WAY
No.	NUMBER
Inst./Doc.	INSTRUMENT OR DOCUMENT
PRDCT	PLAT RECORDS, DENTON COUNTY, TEXAS
ORDCT	OFFICIAL RECORDS, DENTON COUNTY, TEXAS

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.

NOTES:

1. Basis of bearing: Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983. Adjustment Realization 2011.
2. Selling a portion of this addition by metes and bounds is a violation of City ordinance and state law and is subject to fines and withholding of utilities and building permits.
3. By graphic plotting only said described property is located within an area having a zone designation of Zone X, by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rrate Map No. 48121C0430G, dated Aapril 18, 2011, for Community No. 480141, in the Town of Prosper, Denton County, Texas, which is the current Flood Insurance Rate Map for the community in which said premises is situated. No field surveying was performed to determine the location of this zone;

   (Note: The above statement is for information only and Spiars Engineering, Inc. assumes no liability for the correctness of the cited map or the location of the flood zone boundary. In addition, the above statement does not represent an opinion or knowledge of the probability of flooding.)

PURPOSE STATEMENT

The purpose of this Conveyance Plat is to designate Lots 1-8 of the Legacy Pointe Addition.

FIRE LANE EASEMENT

The undersigned covenants and agrees that he (they) shall construct upon the fire lane easements, as dedicated 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, fences, 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 pavement in accordance to Town standards of the fire lane easements is the responsibility of the owner, and the owner shall post and maintain signage in accordance to Town standards in conspicuous places along the fire lanes, stating "Fire Lane, No Parking". The police or their duly authorized representative is hereby authorized to cause such fire lanes and utility easements to be maintained free and unobstructed at all times for fire department and emergency use.

ACCESS EASEMENT

The undersigned covenants and agrees that the access easement(s) may be utilized by any person or the general public for ingress and egress to other real property, and for the purpose of general public vehicular and pedestrian use and access, and for the Fire Department, Police, and emergency use in along, upon, and across said premises, with the right and privilege at all times of the Town of Prosper, its agents, employees, workmen, and representatives having ingress, egress, and regress in, along, upon, and across said premises.

DEVAPP-26-0043
CONVEYANCE PLAT

LEGACY POINTE ADDITION

BLOCK A, LOTS 1-8
IN THE TOWN OF PROSPER, DENTON COUNTY, TEXAS
LOUISA NETHERLY SURVEY ~ ABSTRACT NO. 962
18.699 Acres
Current Zoning: PD-14
NOVEMBER 2026

OWNER/APPLICANT
Prosper Legacy Retail, LLC
5867 Aylworth Dr.
Frisco, TX 75035
Telephone: 302-494-3699
Contact: Srikanth Krothapalli

OWNER/APPLICANT
Prosper Legacy First, LLC
5867 Aylworth Dr.
Frisco, TX 75035
Telephone: 302-494-3699
Contact: Srikanth Krothapalli

ENGINEER / SURVEYOR
Spiars Engineering, Inc.
501 W. President George Bush Hwy, Suite 200
Richardson, TX 75080
Telephone: (972) 422-0077
TBPELS No. F-2121 And No. F-10043100
Contact: Christina Wharton

OWNER / APPLICANT
Legacy Retail North, LLC
3620 Thorp Springs Dr.
Plano, TX 75025
Telephone: 972-653-2159
Contact: Ajay Kalavala

Scale: 1" = 80' October, 2026 SEI Job No. 25-299

Plotted by: DBond10 Plot Date: 11/19/2026 4:38 PM
Drawing: C:\2025 JOBS\25-299 NWC First & Legacy\CAD\Conveyance Plat.dwg Saved By: DBond10 Save Time: 11/19/2026 4:27:12 PM

OWNER'S CERTIFICATE
STATE OF TEXAS §
COUNTY OF DENTON §

METES AND BOUNDS DESCRIPTION

WHEREAS Prosper Legacy First, LLC, Legacy Retail North, LLC, and Prosper Legacy Retail, LLC are the owners of a tract of land situated in the Louisa Nertherly Survey, Abstract No. 962, Town of Prosper, Denton County, Texas, and being all of a tract conveyed to Prosper Legacy First, LLC, by deed recorded in Document No. 2026-13116 of the Official Public Records of Denton County, Texas, and being all of a tract conveyed to Legacy Retail North, LLC, by deed recorded in Document No. 2026-13127, and being all of a tract conveyed to Prosper Legacy Retail, LLC, by deed recorded in Document No. 2026-13118, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with plastic cap stamped "SPIARSENG" set in the west line of Legacy Drive, a variable width right-of-way, being at the southeast corner of Lot 21X, Block R, Star Trail Phase Twelve, an addition to the Town of Prosper according to the plat recorded in Document No. 2023-403, of said Official Public Records;

THENCE, with said west right-of-way line of Legacy Drive, the following:

S 00°06'52" E, 455.17 feet, to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set

Around a tangent curve to the left having a central angle of 02°21'24", a radius of 1460.00 feet, a chord of S 01°17'34" E – 60.05 feet, an arc length of 60.05 feet, to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

S 02°28'16" E, 149.05 feet, to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

Around a tangent curve to the right having a central angle of 02°34'06", a radius of 1340.00 feet, a chord of S 01°11'12" E – 60.06 feet, an arc length of 60.07 feet, to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

S 00°05'51" W, 130.33 feet, to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

S 03°54'43" W, 154.24 feet, to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

S 00°06'19" W, 139.34 feet, to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

S 00°15'28" W, 23.66 feet, to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set at the northeast corner of a right-of-way corner clip at the intersection of said west line of Legacy Drive and the north line of W. First Street, a variable width right-of-way;

THENCE S 42°47'48" W, 44.21 feet, with said right-of-way corner clip, to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set at the southwest corner of said right-of-way corner clip;

THENCE with said north line of W. First Street, the following:

Around a non-tangent curve to the left having a central angle of 05°57'10", a radius of 1155.00 feet, a chord of S 81°36'55" W – 119.95 feet, an arc length of 120.00 feet, to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

S 71°05'36" W, 149.58 feet, to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

Around a non-tangent curve to the left having a central angle of 13°17'55", a radius of 1145.00 feet, a chord of S 64°32'55" W – 265.16 feet, an arc length of 265.76 feet, to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

Around a reverse curve to the right having a central angle of 08°51'51", a radius of 1055.00 feet, a chord of S 62°19'53" W – 163.06 feet, an arc length of 163.22 feet, to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

S 66°46'02" W, 121.54 feet, to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set at the southeast corner of Lot 21X, Block B, Star Trail Phase Eighteen, an addition to the Town of Prosper according to the plat recorded in Document No. 2025-402, of said Official Public Records;

THENCE departing said north line of Legacy Drive, with the east lines of said Star Trail Phase Eighteen, the following:

N 23°22'10" W, 5.11 feet, to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

N 68°40'09" W, 35.38 feet, to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

N 23°30'49" W, 40.02 feet, to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

Around a non-tangent curve to the right having a central angle of 13°21'32", a radius of 555.00 feet, a chord of N 16°42'18" W – 129.11 feet, an arc length of 129.40 feet, to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

Around a non-tangent curve to the left having a central angle of 11°22'15", a radius of 637.50 feet, a chord of N 15°47'15" W – 126.31 feet, an arc length of 126.52 feet, to a Mag Nail found;

N 68°33'22" E, 121.59 feet, to a Mag Nail found;

N 00°07'00" E, 625.10 feet, to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

S 89°53'26" E, 499.84 feet, 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

N 00°06'44" E, 540.08 feet, to a 1/2" capped iron rod found at a northeast corner of said Star Trail Phase Eighteen and being a south corner of said Star Trail Phase Twelve;

THENCE S 89°51'12" E, 293.99 feet, with a south line of said Star Trail Phase Twelve, to the POINT OF BEGINNING with the subject tract containing 814,525 square feet or 18.699 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That We, PROSPER LEGACY RETAIL, LLC, PROSPER LEGACY FIRST, LLC, and LEGACY RETAIL NORTH, LLC, do hereby adopt this plat designating the hereinabove described property as LEGACY POINTE ADDITION, BLOCK A, LOTS 1-8, an Addition to the Town of Prosper, Texas, and does hereby dedicate, to the public use forever, the streets and alleys shown thereon. PROSPER LEGACY RETAIL, LLC, PROSPER LEGACY FIRST, LLC, and LEGACY RETAIL NORTH, LLC, herein certify the following:

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

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

WITNESS, my hand, this _____ day of _____, 2026.

PROSPER LEGACY RETAIL, LLC

By: _____
SRIKANTH KROTHAPALLI

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared SRIKANTH KROTHAPALLI, 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 _____, 2026.

_____
Notary Public, State of Texas

CERTIFICATE OF APPROVAL

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

_____ Town Secretary

_____ Engineering Department

_____ Development Service Department

WITNESS, my hand, this _____ day of _____, 2026.

PROSPER LEGACY FIRST, LLC

By: _____
SRIKANTH KROTHAPALLI

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared SRIKANTH KROTHAPALLI, 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 _____, 2026.

_____
Notary Public, State of Texas

WITNESS, my hand, this _____ day of _____, 2026.

LEGACY RETAIL NORTH, LLC

By: _____
AJAY KALAVALA

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared AJAY KALAVALA, 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 _____, 2026.

_____
Notary Public, State of Texas

SURVEYOR'S CERTIFICATE

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

Dated this the _____ day of _____, 2026.

PRELIMINARY, THIS DOCUMENT
SHALL NOT BE RECORDED
FOR ANY PURPOSE

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

STATE OF TEXAS – REGISTERED – DARREN K. BROWN – 5252 – PROFESSIONAL LAND SURVEYOR

darren.brown@
spiarsengineering.com

STATE OF TEXAS §
COUNTY OF COLLIN §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2026.

_____
Notary Public, State of Texas

DEVAPP-26-0043
CONVEYANCE PLAT

LEGACY POINTE ADDITION

BLOCK A, LOTS 1-8
IN THE TOWN OF PROSPER, DENTON COUNTY, TEXAS
LOUISA NETHERLY SURVEY ~ ABSTRACT NO. 962
18.699 Acres
Current Zoning: PD-14
NOVEMBER 2026

OWNER/APPLICANT
Prosper Legacy Retail, LLC
5867 Aylworth Dr.
Frisco, TX 75035
Telephone: 302-494-3699
Contact: Srikanth Krothapalli

OWNER/APPLICANT
Prosper Legacy First, LLC
5867 Aylworth Dr.
Frisco, TX 75035
Telephone: 302-494-3699
Contact: Srikanth Krothapalli

ENGINEER / SURVEYOR
Spiars Engineering, Inc.
501 W. President George Bush Hwy, Suite 200
Richardson, TX 75080
Telephone: (972) 422-0077
TBPELS No. F-2121 And No. F-10043100
Contact: Christina Wharton

OWNER / APPLICANT
Legacy Retail North, LLC
3620 Thorp Springs Dr.
Plano, TX 75025
Telephone: 972-653-2159
Contact: Ajay Kalavala

October, 2026 SEI Job No. 25-299

Drawing: C:\2025 JOBS\25-299 NWC First & Legacy\CAD\Conveyance Plat.dwg Saved By: DBland10 Save Time: 11/19/2026 4:27:12 PM
Plotted by: DBland10 Plot Date: 11/19/2026 4:28 PM

PLANNING

To: **Planning and Zoning Commission** **Item No. 3e**

From: **Suzanne Porter, AICP, Planning Manager**

Through: **David Hoover, AICP, Director of Development Services**

Re: **Final Plat of Heritage Heights**

Meeting: **November 30, 2026**

Agenda Item:
Consider and act upon a request for a Final Plat of Heritage Heights, on 79.3± acres, located on the northwest corner of Lovers Lane and Coleman Street. (DEVAPP-26-0047)

Future Land Use Plan:
The Future Land Use Plan designates this area as Town Center.

Zoning:
The property is zoned Planned Development-67 (Subdistrict 3) and Single Family-15.

Conformance:
The Final Plat conforms to the approved Preliminary Plat (DEVAPP-26-0015) and the development standards of Planned Development-67.

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

- Density: PD-67 does not specify a minimum density or maximum number of single family lots.

- Size of Yards:
  - Minimum Front Yard – **20'** (Min. of 15 ft)
  - Minimum Side Yard – **7.5'** (Min. of 7 ft)
  - Minimum Side Yard (Adj. to Street) – **15'** (Min. of 15')
  - Minimum Rear Yard – **20'** (Min. of 20 ft)

- Size of Lots:
    - Minimum Lot Size – **6,875 SF** (Min. of 6,875 SF)
    - Minimum Lot Width – **55'** (Min. of 55 ft)
    - Minimum Lot Depth – **125'** (Min. of 100 ft)

Description of Agenda Item:
The purpose of the Final Plat is to construct a subdivision consisting of 195 single family lots, eight open space lots, and four non-residential lots. The Homeowners' Association documents have been reviewed by the Town and are in the process of being recorded.

Access:
Access is provided from First Street, Lovers Lane and Coleman Street.

Landscaping, Open Space, and Screening:
The proposed development complies with all landscaping, open space, and screening requirements. The property is adjacent to a railroad and is compliant with the required screening standards.

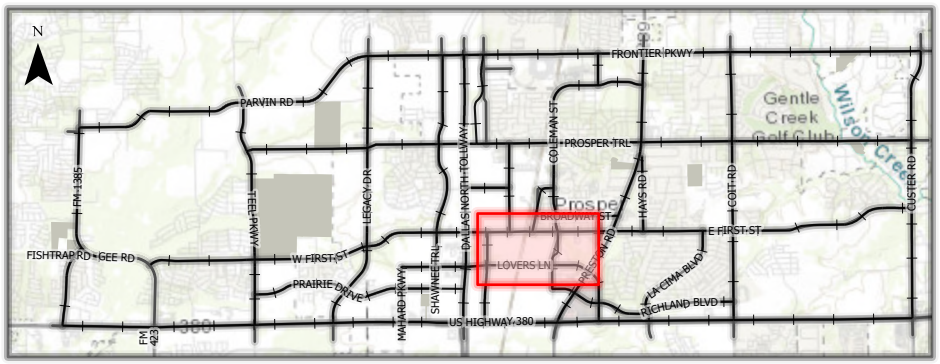
Hike & Bike Trail:
A ten-foot hike and bike trail is provided along the west side of Main Street through the development.

Companion Item:
There is no companion item on this Planning and Zoning Commission agenda.

Attached Documents:
1. Location Map
2. Final Plat
3. Open Space Plan

Town Staff Recommendation:
Town Staff recommends approval of the Final Plat subject to the recordation of Homeowners' Association documents.





This map for illustration purposes only

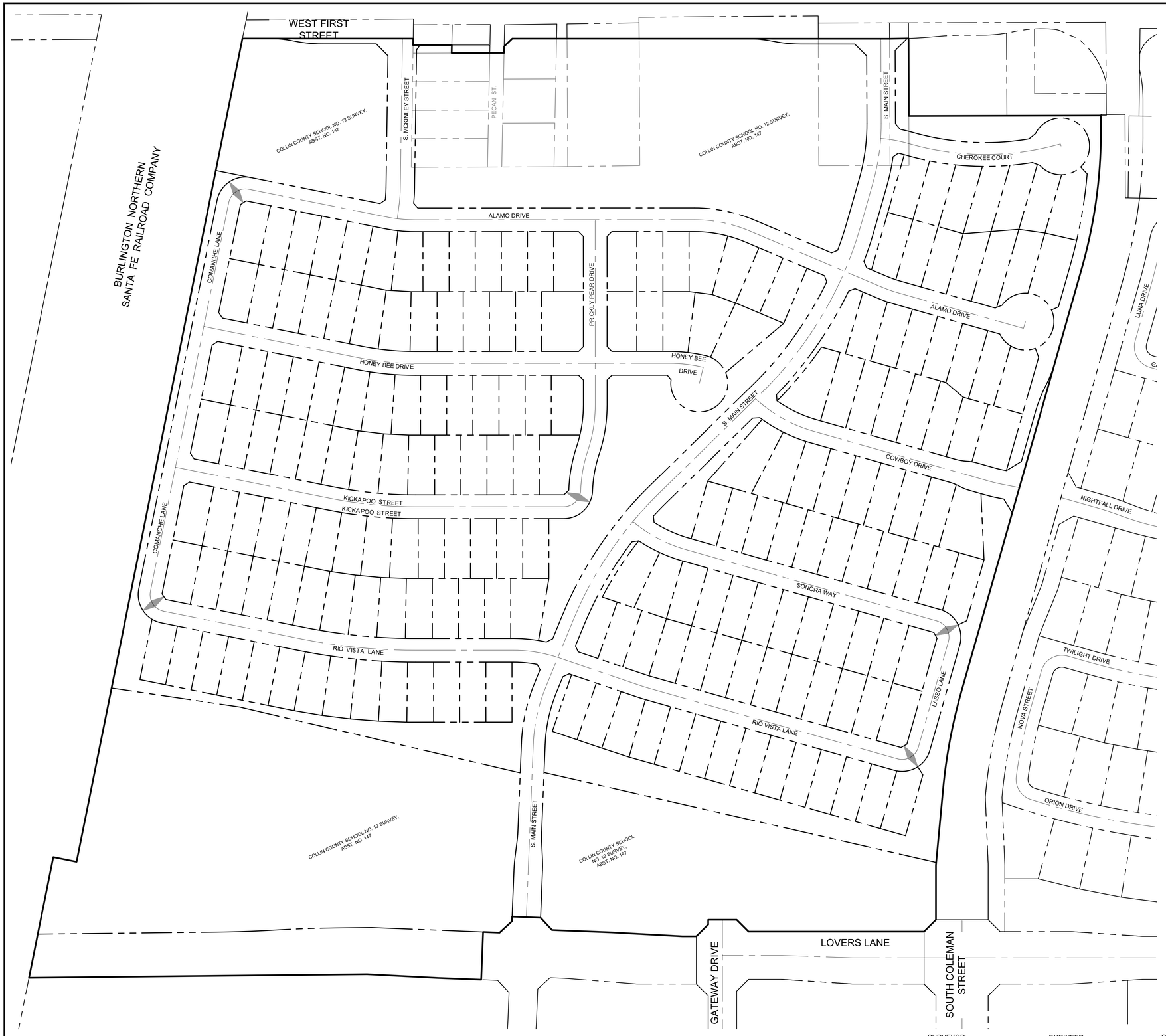
TOWN OF PROSPER

0 410 820 1,640 Feet

DEVAPP-26-0047

Heritage Heights

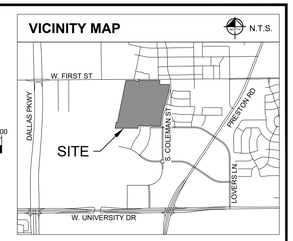
Final Plat



NORTH

GRAPHIC SCALE IN FEET
100 0 50 100 200
1" = 100' @ 24X36

VICINITY MAP N.T.S.



LOT TYPE	COUNT	MIN. AREA REQUIRED (SQ.FT.)
TYPE A ○	195	6,875

LEGEND

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

SEE SHEET 6 FOR LINE TABLES, CURVE TABLES, LOT TABLES, AND LOT DETAILS.

SEE SHEET 8 FOR GENERAL NOTES

FINAL PLAT

HERITAGE HEIGHTS

79.298 ACRES

195 RESIDENTIAL LOTS
BLOCK A, LOTS 3-16; BLOCK B, LOTS 1-26;
BLOCK C, LOTS 1-28; BLOCK D, LOTS 1-7 & 9-41;
BLOCK F, LOTS 2-8, 10-23, & 25-32;
BLOCK G, LOTS 2-26 & 28-36; BLOCK H, LOTS 1-24;

8 OPEN SPACE (HOA) LOTS
BLOCK A, LOTS 2X; BLOCK D, LOT 8X;
BLOCK F, LOTS 1X, 9X & 24X; BLOCK G, LOTS 1X & 27X;
BLOCK H, LOT 25X;

4 NON-RESIDENTIAL LOTS
BLOCK A, LOT 1 & 17; BLOCK E, LOT 1; BLOCK G, LOT 37

COLLIN COUNTY SCHOOL NO. 12 SURVEY, ABSTRACT NO. 147
TOWN OF PROSPER, COLLIN COUNTY, TEXAS
DEVAPP-26-0047
PREPARED: 11/19/2026

Kimley»Horn
6160 Warren Parkway, Suite 210
Frisco, Texas 75034
FIRM # 10115500
Tel. No. (972) 335-3580
Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	CDS	KHA	Nov. 2026	068109122	1 OF 8

FILED:

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

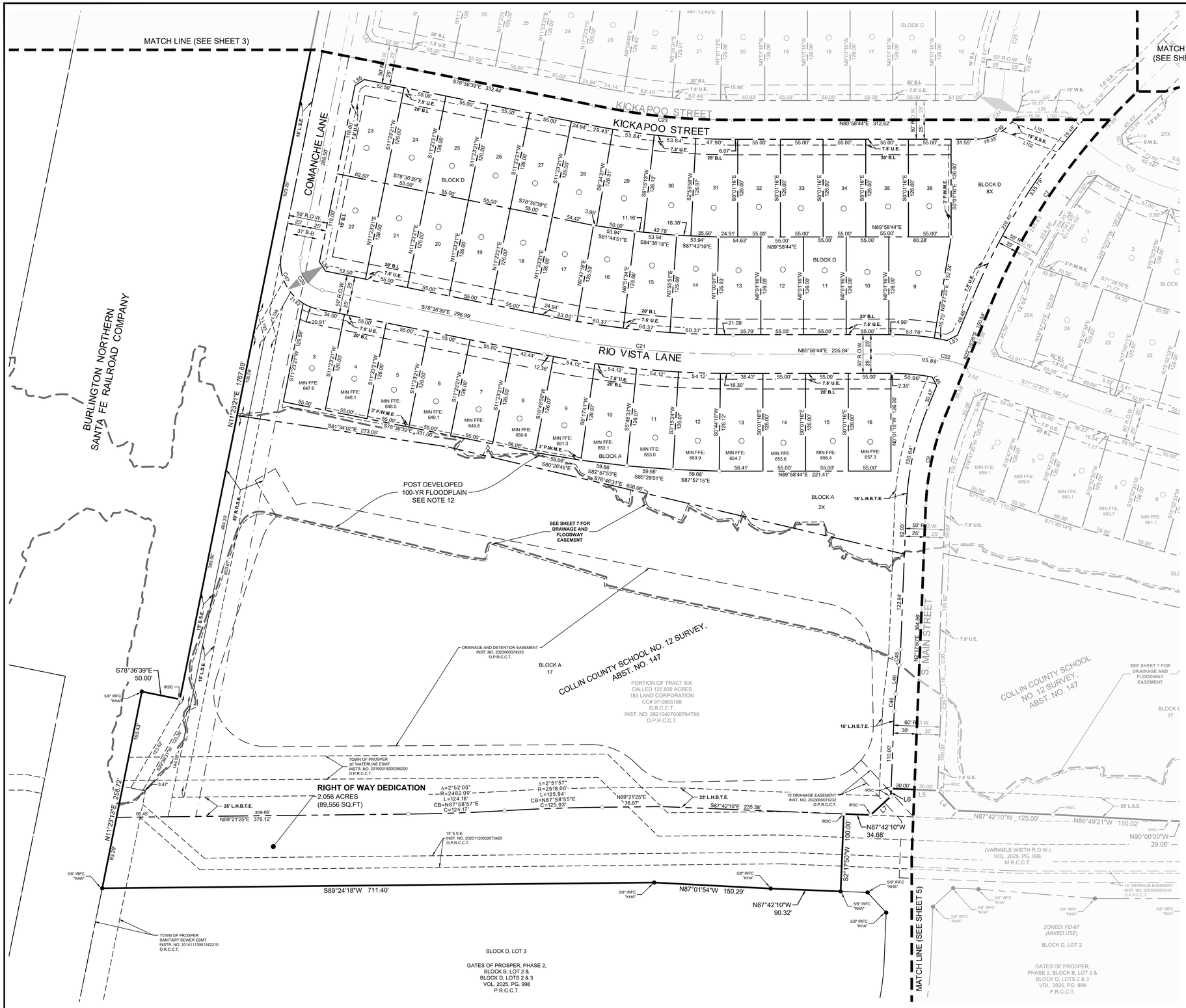
ENGINEER:
Kimley-Horn and Associates, Inc.
6160 Warren Pkwy., Suite 210
Frisco, Texas 75034
Phone: 972-335-3580
Contact : David Barton, PE

OWNER:
Prosper Economic Development Corporation
121 W.Broadway St.
Prosper, TX 75078

OWNER:
183 Land Corporation
1 Cowboys Pkwy
Irving, TX 75063
Phone: 972-543-2412
Contact: Scott Shipp

OWNER:
Blue Star land, LP.
1 Cowboys Way, Ste 100
Frisco, TX 75034
Phone: 972-543-2412
Contact: Scott Shipp

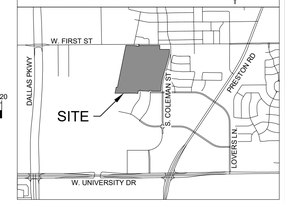
DWG NAME: K:\FRI_SURVEY\068109122-GATES OF PROSPER RESIDENTIAL\DWG\068109122 HERITAGE HEIGHTS FP.DWG PLOTTED BY: SKEETERS, CODY 11/23/2026 8:18 AM LAST SAVED 11/19/2026 7:15 AM Copyright © 2026 Kimley-Horn and Associates, Inc. All rights reserved



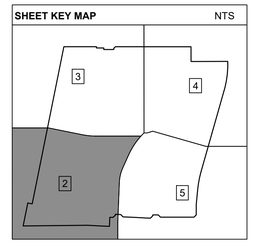
NORTH

GRAPHIC SCALE IN FEET
60 0 30 60 120
1" = 60' @ 24X36

VICINITY MAP N.T.S.



SHEET KEY MAP NTS



LINE TYPE LEGEND

- BOUNDARY LINE
- ADJACENT PROPERTY LINE
- EASEMENT LINE
- BUILDING LINE

LEGEND

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

LOT TYPE	COUNT	MIN. AREA REQUIRED (SQ.FT.)
TYPE A ○	195	6,875

FINAL PLAT

HERITAGE HEIGHTS

79.298 ACRES

195 RESIDENTIAL LOTS
BLOCK A, LOTS 3-16; BLOCK B, LOTS 1-26;
BLOCK C, LOTS 1-28; BLOCK D, LOTS 1-7 & 9-41;
BLOCK F, LOTS 2-8, 10-23, & 25-32;
BLOCK G, LOTS 2-26 & 28-36; BLOCK H, LOTS 1-24;

8 OPEN SPACE (HOA) LOTS
BLOCK A, LOTS 2X; BLOCK D, LOT 8X;
BLOCK F, LOTS 1X, 9X & 24X; BLOCK G, LOTS 1X & 27X;
BLOCK H, LOT 25X;

4 NON-RESIDENTIAL LOTS
BLOCK A, LOT 1 & 17; BLOCK E, LOT 1; BLOCK G, LOT 37

COLLIN COUNTY SCHOOL NO. 12 SURVEY, ABSTRACT NO. 147
TOWN OF PROSPER, COLLIN COUNTY, TEXAS
DEVAPP-26-0047
PREPARED: 11/19/2026

SURVEYOR:
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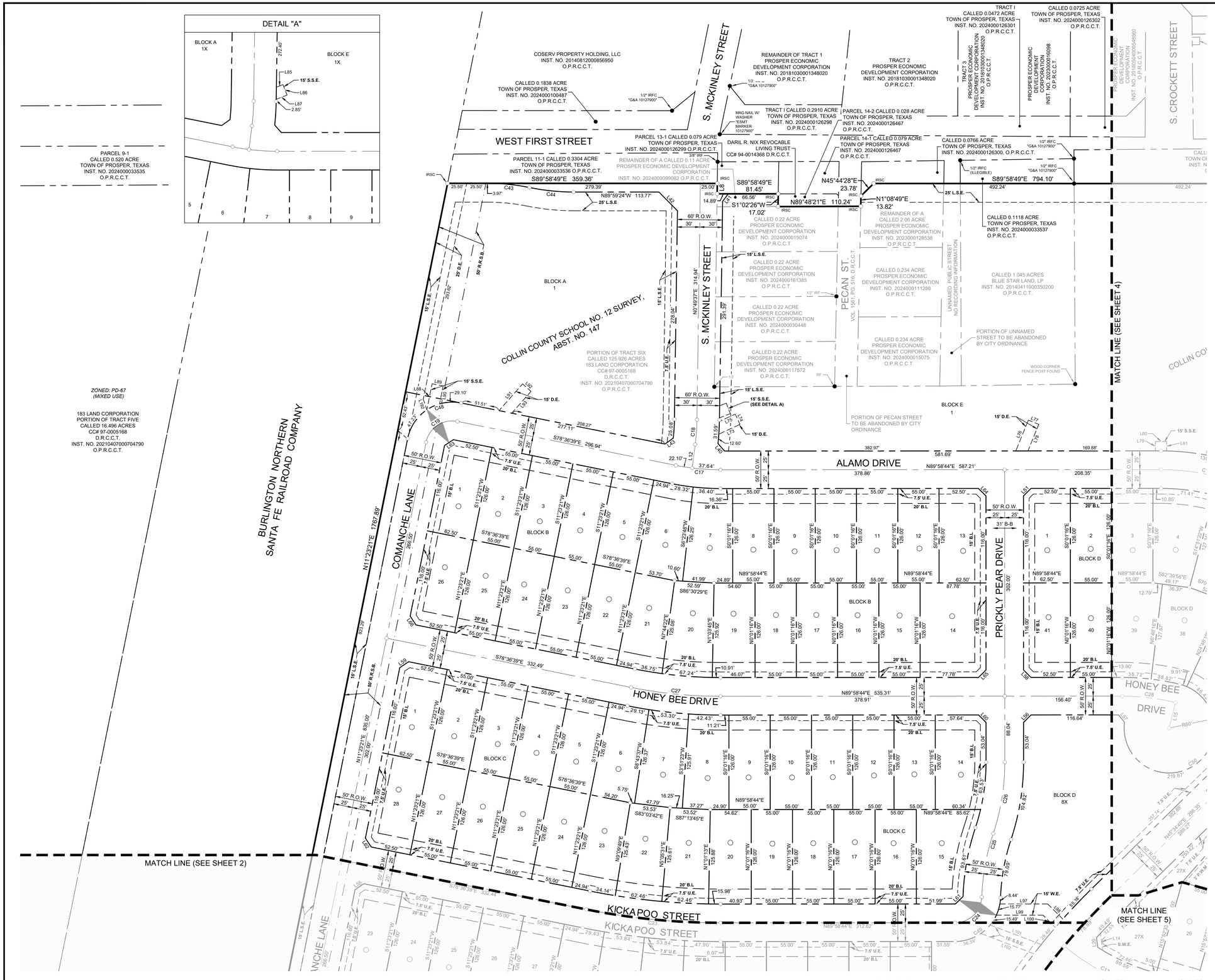



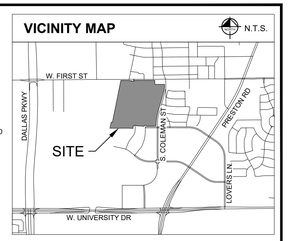

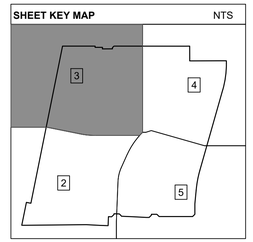

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	DRIVEWAY RESTRICTIONS

LINE TYPE LEGEND

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- ADJACENT PROPERTY LINE
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SEE SHEET 6 FOR LINE TABLES, CURVE TABLES, LOT TABLES, AND LOT DETAILS.

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PREPARED: 11/19/2026

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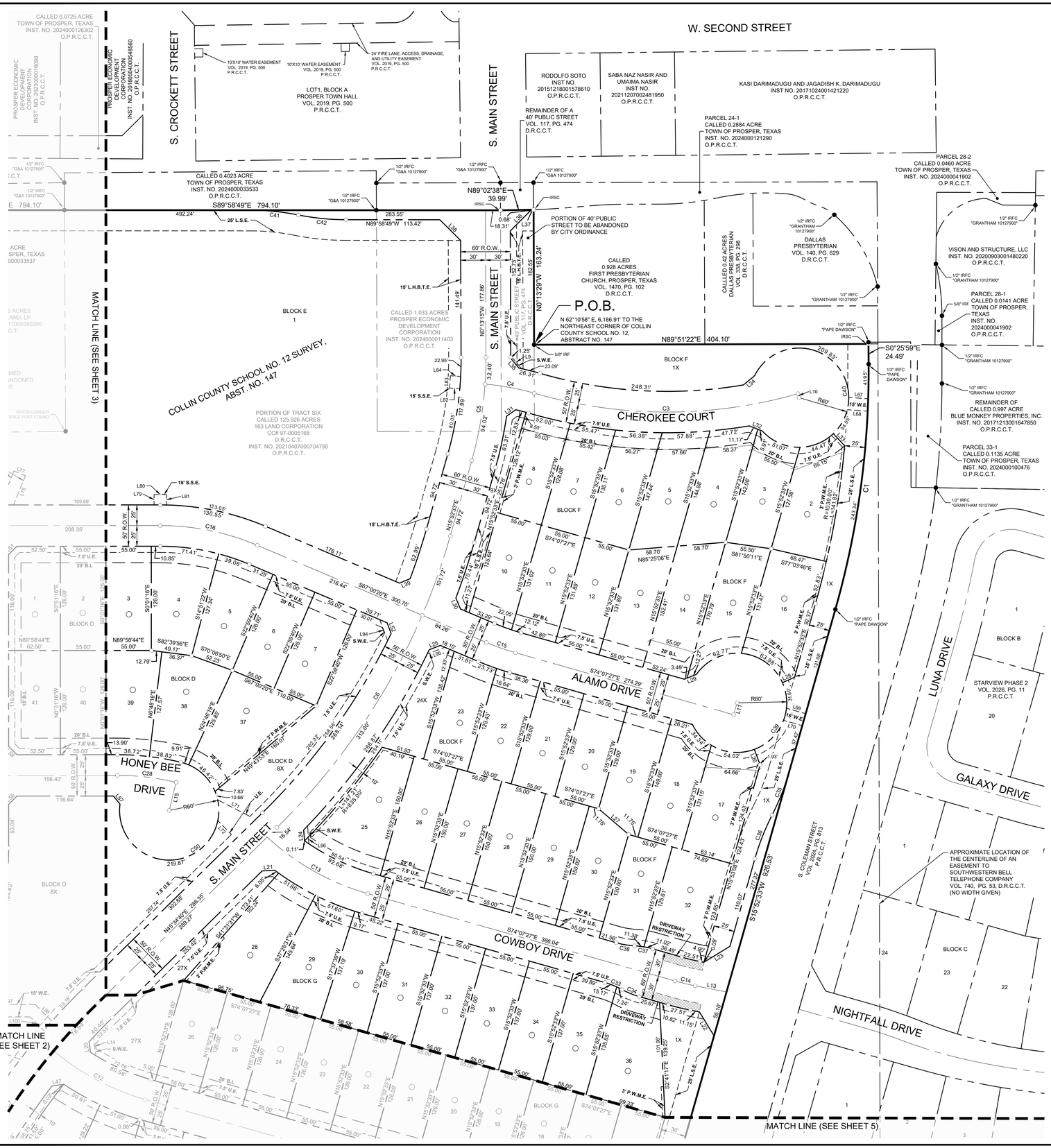

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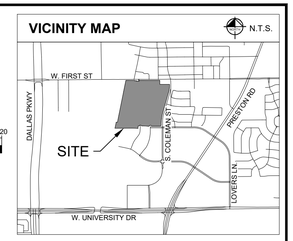
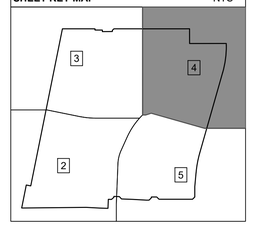
VICINITY MAP

N.T.S.



SHEET KEY MAP

NTS



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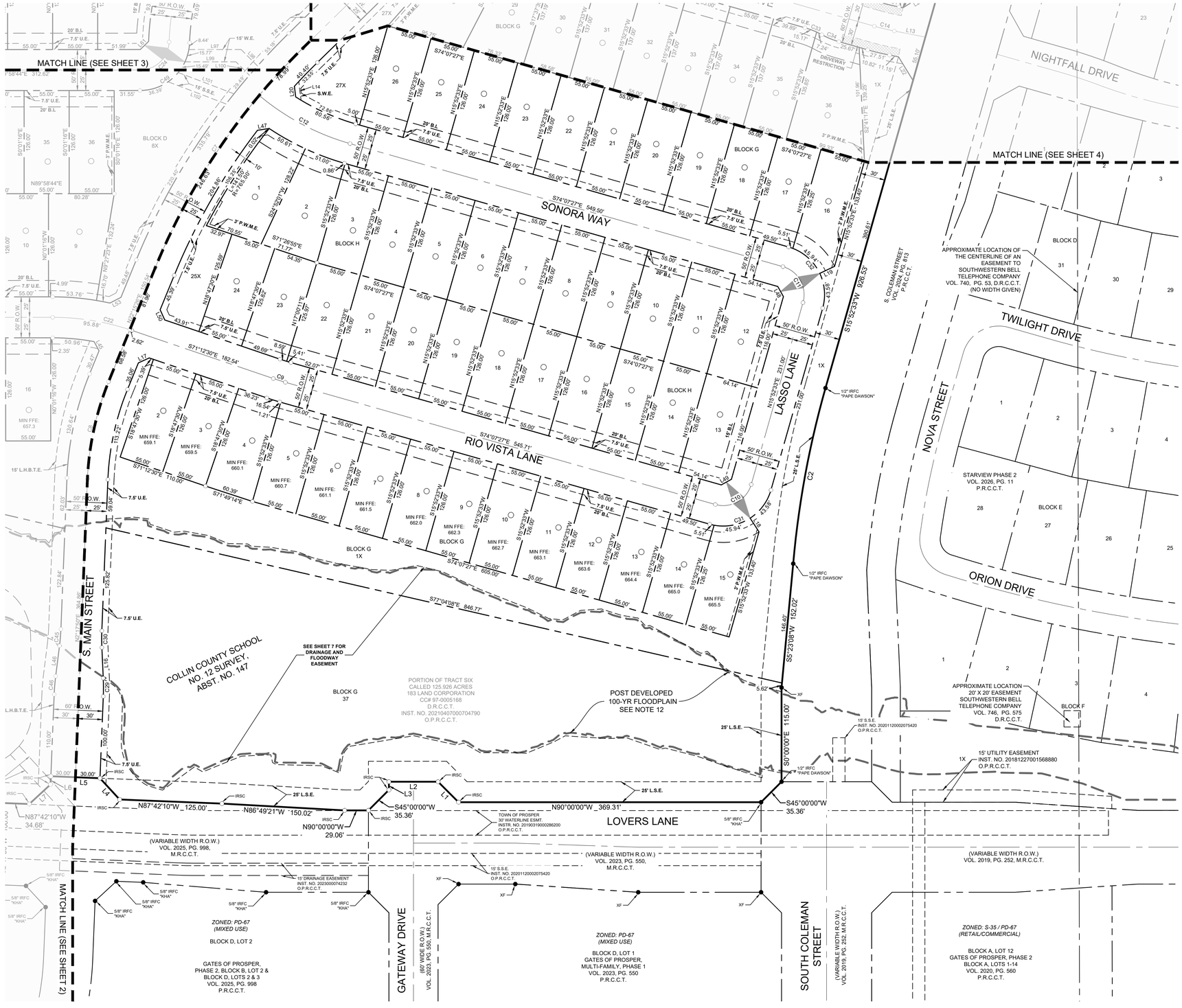

MATCH LINE (SEE SHEET 3)
MATCH LINE (SEE SHEET 4)
MATCH LINE (SEE SHEET 2)
SONORA WAY
RIO VISTA LANE
LASSO LANE
NOVA STREET
TWILIGHT DRIVE
ORION DRIVE
NIGHTFALL DRIVE
S. COLEMAN STREET
S. MAIN STREET
LOVERS LANE
GATEWAY DRIVE
SOUTH COLEMAN STREET
BLOCK G
BLOCK H
BLOCK D
BLOCK E
BLOCK F
1X
25X
27X
APPROXIMATE LOCATION OF THE CENTERLINE OF AN EASEMENT TO SOUTHWESTERN BELL TELEPHONE COMPANY VOL. 740, PG. 53, D.R.C.C.T. (NO WIDTH GIVEN)
STARVIEW PHASE 2 VOL. 2026, PG. 11 P.R.C.C.T.
APPROXIMATE LOCATION OF 20' X 20' EASEMENT SOUTHWESTERN BELL TELEPHONE COMPANY VOL. 746, PG. 575 D.R.C.C.T.
15' UTILITY EASEMENT INST. NO. 20181227001568880 O.P.R.C.C.T.
15' S.S.E. INST. NO. 20201120002075420 O.P.R.C.C.T.
COLLIN COUNTY SCHOOL NO. 12 SURVEY, ABST. NO. 147
PORTION OF TRACT SIX CALLED 125.926 ACRES 183 LAND CORPORATION CC# 97-0005168 D.R.C.C.T. INST. NO. 20210407000704790 O.P.R.C.C.T.
POST DEVELOPED 100-YR FLOODPLAIN SEE NOTE 12
SEE SHEET 7 FOR DRAINAGE AND FLOODWAY EASEMENT
GATES OF PROSPER, PHASE 2, BLOCK B, LOT 2 & BLOCK D, LOTS 2 & 3 VOL. 2025, PG. 998 P.R.C.C.T.
ZONED: PD-67 (MIXED USE) BLOCK D, LOT 2
ZONED: PD-67 (MIXED USE) BLOCK D, LOT 1 GATES OF PROSPER, MULTI-FAMILY, PHASE 1 VOL. 2023, PG. 550 P.R.C.C.T.
ZONED: S-35 / PD-67 (RETAIL/COMMERCIAL) BLOCK A, LOT 12 GATES OF PROSPER, PHASE 2 BLOCK A, LOTS 1-14 VOL. 2020, PG. 560 P.R.C.C.T.
TOWN OF PROSPER 30' WATERLINE ESMT. INSTR. NO. 20190319000286200 O.P.R.C.C.T.
(VARIABLE WIDTH R.O.W.) VOL. 2025, PG. 998, M.R.C.C.T.
(VARIABLE WIDTH R.O.W.) VOL. 2023, PG. 550, M.R.C.C.T.
(VARIABLE WIDTH R.O.W.) VOL. 2019, PG. 252, M.R.C.C.T.
(60' WIDE R.O.W.) VOL. 2023, PG. 550, M.R.C.C.T.
(VARIABLE WIDTH R.O.W.) VOL. 2019, PG. 252, M.R.C.C.T.
S. COLEMAN STREET VOL. 2024, PG. 813 P.R.C.C.T.
1/2" IRFC "PAPE DAWSON"
5/8" IRFC "KHA"
S15°32'33"W 926.53'
S0°00'00"E 115.00'
S55°23'08"W 152.02'
S45°00'00"W 35.36'
N90°00'00"W 29.06'
N87°42'10"W 34.68'
N90°00'00"W _ 369.31'
S45°00'00"W 35.36'
N87°42'10"W _ 125.00'
N86°49'21"W 150.02'
S74°07'27"E 549.50'
S74°07'27"E 545.71'
S71°12'30"E 182.54'
S77°04'08"E 846.77'
S74°07'27"E 655.00'
N0°17'39"E 264.98'
N0°17'39"E 122.84'
S0°01'16"E 126.00'
N0°01'16"W 126.00'
S0°01'16"E 126.00'
N89°58'44"E 312.62'
N89°58'44"E 80.28'
N89°58'44"E 55.00'
N89°58'44"E 55.00'
N89°58'44"E 55.00

LOT TABLE		
LOT NO.	ACRES	SQ. FT.
BLOCK A LOT 3	0.160	6,954
BLOCK A LOT 4	0.159	6,930
BLOCK A LOT 5	0.159	6,930
BLOCK A LOT 6	0.159	6,930
BLOCK A LOT 7	0.159	6,930
BLOCK A LOT 8	0.160	6,985
BLOCK A LOT 9	0.164	7,159
BLOCK A LOT 10	0.164	7,159
BLOCK A LOT 11	0.164	7,159
BLOCK A LOT 12	0.164	7,161
BLOCK A LOT 13	0.161	7,002
BLOCK A LOT 14	0.159	6,930
BLOCK A LOT 15	0.159	6,930
BLOCK A LOT 16	0.159	6,930
BLOCK B LOT 1	0.180	7,825
BLOCK B LOT 2	0.159	6,930
BLOCK B LOT 3	0.159	6,930
BLOCK B LOT 4	0.159	6,930
BLOCK B LOT 5	0.159	6,930
BLOCK B LOT 6	0.170	7,417
BLOCK B LOT 7	0.173	7,530
BLOCK B LOT 8	0.159	6,930
BLOCK B LOT 9	0.159	6,930
BLOCK B LOT 10	0.159	6,930
BLOCK B LOT 11	0.159	6,930
BLOCK B LOT 12	0.159	6,930
BLOCK B LOT 13	0.180	7,825
BLOCK B LOT 14	0.253	11,011
BLOCK B LOT 15	0.159	6,930
BLOCK B LOT 16	0.159	6,930

LOT TABLE		
LOT NO.	ACRES	SQ. FT.
BLOCK B LOT 17	0.159	6,930
BLOCK B LOT 18	0.159	6,930
BLOCK B LOT 19	0.161	7,030
BLOCK B LOT 20	0.173	7,548
BLOCK B LOT 21	0.167	7,259
BLOCK B LOT 22	0.159	6,930
BLOCK B LOT 23	0.159	6,930
BLOCK B LOT 24	0.159	6,930
BLOCK B LOT 25	0.159	6,930
BLOCK B LOT 26	0.180	7,825
BLOCK C LOT 1	0.180	7,825
BLOCK C LOT 2	0.159	6,930
BLOCK C LOT 3	0.159	6,930
BLOCK C LOT 4	0.159	6,930
BLOCK C LOT 5	0.159	6,930
BLOCK C LOT 6	0.165	7,190
BLOCK C LOT 7	0.170	7,399
BLOCK C LOT 8	0.167	7,292
BLOCK C LOT 9	0.159	6,930
BLOCK C LOT 10	0.159	6,930
BLOCK C LOT 11	0.159	6,930
BLOCK C LOT 12	0.159	6,930
BLOCK C LOT 13	0.159	6,930
BLOCK C LOT 14	0.191	8,320
BLOCK C LOT 15	0.203	8,824
BLOCK C LOT 16	0.159	6,930
BLOCK C LOT 17	0.159	6,930
BLOCK C LOT 18	0.159	6,930
BLOCK C LOT 19	0.159	6,930
BLOCK C LOT 20	0.161	7,026

LOT TABLE		
LOT NO.	ACRES	SQ. FT.
BLOCK C LOT 21	0.168	7,310
BLOCK C LOT 22	0.168	7,298
BLOCK C LOT 23	0.164	7,130
BLOCK C LOT 24	0.159	6,930
BLOCK C LOT 25	0.159	6,930
BLOCK C LOT 26	0.159	6,930
BLOCK C LOT 27	0.159	6,930
BLOCK C LOT 28	0.180	7,825
BLOCK D LOT 1	0.180	7,825
BLOCK D LOT 2	0.159	6,930
BLOCK D LOT 3	0.159	6,930
BLOCK D LOT 4	0.193	8,395
BLOCK D LOT 5	0.179	7,795
BLOCK D LOT 6	0.159	6,930
BLOCK D LOT 7	0.159	6,930
BLOCK D LOT 9	0.204	8,871
BLOCK D LOT 10	0.159	6,930
BLOCK D LOT 11	0.159	6,930
BLOCK D LOT 12	0.159	6,930
BLOCK D LOT 13	0.161	7,023
BLOCK D LOT 14	0.165	7,199
BLOCK D LOT 15	0.165	7,195
BLOCK D LOT 16	0.165	7,193
BLOCK D LOT 17	0.162	7,074
BLOCK D LOT 18	0.159	6,930
BLOCK D LOT 19	0.159	6,930
BLOCK D LOT 20	0.159	6,930
BLOCK D LOT 21	0.159	6,930
BLOCK D LOT 22	0.180	7,825
BLOCK D LOT 23	0.180	7,825

LOT TABLE		
LOT NO.	ACRES	SQ. FT.
BLOCK D LOT 24	0.159	6,930
BLOCK D LOT 25	0.159	6,930
BLOCK D LOT 26	0.159	6,930
BLOCK D LOT 27	0.159	6,930
BLOCK D LOT 28	0.163	7,107
BLOCK D LOT 29	0.167	7,253
BLOCK D LOT 30	0.166	7,250
BLOCK D LOT 31	0.166	7,209
BLOCK D LOT 32	0.159	6,930
BLOCK D LOT 33	0.159	6,930
BLOCK D LOT 34	0.159	6,930
BLOCK D LOT 35	0.159	6,930
BLOCK D LOT 36	0.159	6,930
BLOCK D LOT 37	0.239	10,396
BLOCK D LOT 38	0.200	8,710
BLOCK D LOT 39	0.175	7,623
BLOCK D LOT 40	0.159	6,930
BLOCK D LOT 41	0.180	7,825
BLOCK F LOT 2	0.198	8,636
BLOCK F LOT 3	0.166	7,242
BLOCK F LOT 4	0.184	8,003
BLOCK F LOT 5	0.184	8,012
BLOCK F LOT 6	0.178	7,745
BLOCK F LOT 7	0.166	7,214
BLOCK F LOT 8	0.160	6,968
BLOCK F LOT 10	0.163	7,093
BLOCK F LOT 11	0.167	7,253
BLOCK F LOT 12	0.167	7,254
BLOCK F LOT 13	0.179	7,818
BLOCK F LOT 14	0.205	8,944

LOT TABLE		
LOT NO.	ACRES	SQ. FT.
BLOCK F LOT 15	0.184	8,008
BLOCK F LOT 16	0.223	9,701
BLOCK F LOT 17	0.191	8,330
BLOCK F LOT 18	0.181	7,883
BLOCK F LOT 19	0.178	7,762
BLOCK F LOT 20	0.163	7,095
BLOCK F LOT 21	0.163	7,095
BLOCK F LOT 22	0.163	7,097
BLOCK F LOT 23	0.167	7,266
BLOCK F LOT 25	0.233	10,152
BLOCK F LOT 26	0.189	8,250
BLOCK F LOT 27	0.189	8,250
BLOCK F LOT 28	0.189	8,250
BLOCK F LOT 29	0.189	8,250
BLOCK F LOT 30	0.179	7,817
BLOCK F LOT 31	0.163	7,092
BLOCK F LOT 32	0.215	9,350
BLOCK G LOT 2	0.159	6,930
BLOCK G LOT 3	0.159	6,930
BLOCK G LOT 4	0.165	7,191
BLOCK G LOT 5	0.159	6,930
BLOCK G LOT 6	0.159	6,930
BLOCK G LOT 7	0.159	6,930
BLOCK G LOT 8	0.159	6,930
BLOCK G LOT 9	0.159	6,930
BLOCK G LOT 10	0.159	6,930
BLOCK G LOT 11	0.159	6,930
BLOCK G LOT 12	0.159	6,930
BLOCK G LOT 13	0.159	6,930
BLOCK G LOT 14	0.159	6,930

LOT TABLE		
LOT NO.	ACRES	SQ. FT.
BLOCK G LOT 15	0.171	7,427
BLOCK G LOT 16	0.171	7,427
BLOCK G LOT 17	0.159	6,930
BLOCK G LOT 18	0.159	6,930
BLOCK G LOT 19	0.159	6,930
BLOCK G LOT 20	0.159	6,930
BLOCK G LOT 21	0.159	6,930
BLOCK G LOT 22	0.159	6,930
BLOCK G LOT 23	0.159	6,930
BLOCK G LOT 24	0.159	6,930
BLOCK G LOT 25	0.159	6,930
BLOCK G LOT 26	0.159	6,930
BLOCK G LOT 28	0.257	11,213
BLOCK G LOT 29	0.205	8,935
BLOCK G LOT 30	0.178	7,739
BLOCK G LOT 31	0.173	7,535
BLOCK G LOT 32	0.173	7,535
BLOCK G LOT 33	0.173	7,535
BLOCK G LOT 34	0.173	7,535
BLOCK G LOT 35	0.173	7,529
BLOCK G LOT 36	0.235	10,227
BLOCK H LOT 1	0.191	8,335
BLOCK H LOT 2	0.179	7,792
BLOCK H LOT 3	0.159	6,930
BLOCK H LOT 4	0.159	6,930
BLOCK H LOT 5	0.159	6,930
BLOCK H LOT 6	0.159	6,930
BLOCK H LOT 7	0.159	6,930
BLOCK H LOT 8	0.159	6,930
BLOCK H LOT 9	0.159	6,930

LOT TABLE		
LOT NO.	ACRES	SQ. FT.
BLOCK H LOT 10	0.159	6,930
BLOCK H LOT 11	0.159	6,930
BLOCK H LOT 12	0.184	8,032
BLOCK H LOT 13	0.184	8,032
BLOCK H LOT 14	0.159	6,930
BLOCK H LOT 15	0.159	6,930
BLOCK H LOT 16	0.159	6,930
BLOCK H LOT 17	0.159	6,930
BLOCK H LOT 18	0.159	6,930
BLOCK H LOT 19	0.159	6,930
BLOCK H LOT 20	0.159	6,930
BLOCK H LOT 21	0.159	6,930
BLOCK H LOT 22	0.163	7,086
BLOCK H LOT 23	0.163	7,092
BLOCK H LOT 24	0.159	6,914

HOA LOT TABLE		
LOT NO.	ACRES	SQ. FT.
BLOCK A LOT 2X	1.438	62,622
BLOCK D LOT 8X	1.864	81,210
BLOCK F LOT 1X	0.938	40,877
BLOCK F LOT 9X	0.102	4,452
BLOCK F LOT 24X	0.167	7,286
BLOCK G LOT 1X	1.903	82,885
BLOCK G LOT 27X	0.275	11,970
BLOCK H LOT 25X	0.173	7,542

NON-RESIDENTIAL LOT TABLE		
LOT NO.	ACRES	SQ. FT.
BLOCK A LOT 1	2.359	102,761
BLOCK A LOT 17	9.204	400,910
BLOCK E LOT 1	7.866	342,641
BLOCK G LOT 37	4.549	198,146

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	16°18'32"	1055.00'	300.30'	S07°43'17"W	299.29'
C2	10°55'38"	1145.00'	218.37'	S10°24'43"W	218.04'
C3	32°10'58"	575.00'	322.97'	S89°53'26"E	318.74'
C4	11°34'03"	300.00'	60.57'	N79°34'59"W	60.46'
C5	16°05'48"	450.00'	126.42'	N07°49'39"E	126.01'
C6	29°42'07"	800.00'	414.72'	N30°43'37"E	410.09'
C7	23°19'14"	800.00'	325.62'	S33°55'03"W	323.37'
C8	19°57'36"	350.00'	121.93'	S12°16'38"W	121.31'
C9	2°54'57"	300.00'	15.27'	S72°39'59"E	15.27'
C10	90°00'00"	35.50'	55.76'	N60°52'33"E	50.20'
C11	90°00'00"	35.50'	55.76'	N29°07'27"W	50.20'
C12	24°10'00"	300.00'	126.54'	S62°02'27"E	125.60'
C13	26°53'36"	300.00'	140.81'	S60°40'39"E	139.52'
C14	4°46'36"	300.00'	25.01'	S76°30'45"E	25.00'
C15	7°07'07"	300.00'	37.27'	S70°33'53"E	37.25'
C16	23°00'56"	300.00'	120.51'	N78°30'48"W	119.70'
C17	11°24'37"	300.00'	59.74'	S84°18'58"E	59.64'
C18	6°20'26"	300.00'	33.20'	N03°59'50"E	33.18'
C19	90°00'00"	35.50'	55.76'	S56°23'21"W	50.20'
C20	90°00'00"	35.50'	55.76'	S33°36'39"E	50.20'
C21	11°24'37"	1205.44'	240.06'	S84°18'58"E	239.66'
C22	18°48'46"	300.00'	98.50'	N80°36'53"W	98.06'
C23	11°24'37"	904.00'	180.03'	S84°18'58"E	179.73'
C24	88°00'00"	35.50'	54.52'	N45°58'44"E	49.32'
C25	16°28'44"	300.00'	86.28'	S10°13'06"W	85.99'
C26	18°28'44"	300.00'	96.76'	N09°13'06"E	96.34'
C27	11°24'37"	601.46'	119.78'	S84°18'58"E	119.58'
C28	13°40'10"	300.00'	71.57'	N83°11'11"W	71.40'
C29	4°52'26"	262.00'	22.29'	N00°08'23"W	22.28'
C30	4°52'26"	240.00'	20.42'	N00°08'23"W	20.41'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C31	90°00'00"	60.50'	95.03'	N60°52'33"E	85.56'
C32	90°00'00"	60.50'	95.03'	N29°07'27"W	85.56'
C33	12°50'19"	100.00'	22.41'	N67°42'18"W	22.36'
C34	12°50'19"	100.00'	22.41'	S67°42'18"E	22.36'
C35	11°11'37"	291.50'	56.95'	N21°28'22"E	56.86'
C36	11°10'28"	291.50'	56.85'	S21°28'56"W	56.76'
C37	12°50'19"	100.00'	22.41'	N80°32'36"W	22.36'
C38	12°50'19"	100.00'	22.41'	S80°32'36"E	22.36'
C39	299°05'28"	60.00'	313.21'	N04°31'12"E	60.82'
C40	291°36'01"	60.00'	305.36'	N08°01'52"W	67.45'
C41	11°23'37"	291.50'	57.97'	N84°17'01"W	57.87'
C42	11°23'37"	291.50'	57.97'	S84°17'01"E	57.87'
C43	11°37'54"	268.50'	54.51'	N84°09'52"W	54.41'
C44	11°37'54"	291.50'	59.18'	S84°09'52"E	59.08'
C45	4°52'26"	240.00'	20.42'	S04°44'03"W	20.41'
C46	4°52'26"	262.00'	22.29'	S04°44'03"W	22.28'
C47	90°00'00"	60.50'	95.03'	S33°36'39"E	85.56'
C48	90°00'00"	60.50'	95.03'	S56°23'21"W	85.56'
C49	88°00'00"	60.50'	92.92'	N45°58'44"E	84.05'
C50	263°44'42"	60.00'	276.19'	N55°31'15"E	89.36'
C51	90°18'45"	32.92'	51.89'	N64°38'32"E	46.69'
C52	91°27'00"	2.44'	3.90'	N61°57'29"E	3.50'
C53	64°41'34"	30.30'	34.21'	S29°13'48"E	32.42'
C54	63°11'50"	61.57'	67.92'	S29°37'22"E	64.52'
C55	51°06'53"	18.86'	16.83'	N36°19'56"E	16.27'

LINE TABLE		
NO.	BEARING	LENGTH
L1	N45°00'00"W	35.36'
L2	N90°00'00"W	60.00'
L3	S00°00'00"E	10.00'
L4	N42°42'10"W	35.36'
L5	N87°42'10"W	60.00'
L6	S02°17'50"W	10.00'
L7	S47°17'50"W	35.36'
L8	S00°49'37"W	13.81'
L9	S39°46'07"E	20.37'
L10	S15°58'55"E	5.00'
L11	N15°52'33"E	15.00'
L12	S07°10'03"W	31.67'
L13	S78°54'03"E	38.66'
L14	N07°02'07"W	22.94'
L15	S13°38'54"W	35.00'
L16	N02°34'36"W	37.48'
L17	N65°31'28"E	14.56'
L18	N32°50'57"W	20.00'
L19	S64°36'03"W	20.00'
L20	N07°02'07"W	13.05'
L21	S86°37'41"W	15.08'
L22	S31°30'45"E	33.85'
L23	N58°29'50"E	36.80'
L24	S04°38'19"E	13.09'
L25	N69°07'02"E	14.42'
L26	N20°18'40"W	20.00'
L27	N49°18'33"W	47.65'
L28	S66°00'59"W	15.99'
L29	N68°11'46"E	15.76'
L30	N22°57'40"W	14.38'

LINE TABLE		
NO.	BEARING	LENGTH
L31	S54°47'07"W	13.62'
L32	S68°45'08"E	17.08'
L33	N43°27'27"W	20.00'
L34	S50°37'17"W	17.45'
L35	S39°46'07"E	15.42'
L36	N44°53'58"E	35.28'
L37	N89°58'49"W	3.30'
L38	S45°06'02"E	35.43'
L39	S66°57'54"W	13.89'
L40	N41°25'18"W	13.23'
L41	S36°45'30"W	12.67'
L42	S44°34'53"E	35.10'
L43	S54°18'06"W	13.62'
L44	S20°48'38"E	13.84'
L45	S28°03'01"E	12.77'
L46	S07°10'16"W	37.48'
L47	S81°13'20"W	14.52'
L48	S29°07'27"E	14.14'
L49	S60°52'33"W	14.14'
L50	S24°28'32"E	13.71'
L51	S44°58'44"W	14.14'
L52	S20°48'38"E	13.84'
L53	S62°46'09"W	15.20'
L54	S33°36'39"E	14.14'
L55	N56°23'21"E	14.14'
L56	N44°58'44"E	14.14'
L57	S36°58'03"E	12.55'
L58	S45°01'16"E	14.14'
L59	N56°23'21"E	14.14'
L60	S45°01'16"E	14.14'

LINE TABLE		
NO.	BEARING	LENGTH
L61	S45°31'38"W	14.28'
L62	S33°36'39"E	14.14'
L63	N56°23'21"E	14.14'
L64	S45°01'16"E	14.14'
L65	N44°58'44"E	14.14'
L66	S33°36'39"E	14.14'
L67	S85°41'05"E	23.54'
L68	N85°41'05"W	24.74'
L69	S74°07'27"E	24.17'
L70	N74°07'27"W	23.54'
L71	N62°49'21"W	43.73'
L72	N44°25'19"W	23.48'
L73	S65°01'15"W	31.10'
L74	S24°58'45"E	15.00'
L75	N65°01'15"E	23.24'
L76	N22°11'20"E	44.39'
L77	S67°48'40"E	15.00'
L78	S22°11'20"W	38.26'
L79	N00°01'16"W	12.50'
L80	N89°58'44"E	15.00'
L81	S00°01'16"E	12.59'
L82	N86°04'02"W	12.43'
L83	N03°55'58"E	15.00'
L84	S86°04'02"E	12.43'
L85	S68°51'47"W	9.48'
L86	N21°08'13"W	15.00'
L87	N68°51'47"E	15.52'
L88	S11°21'03"W	35.42'
L89	N78°38'57"W	15.00'
L90	N11°21'03"E	24.37'

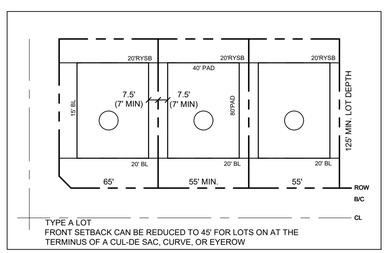
LINE TABLE		
NO.	BEARING	LENGTH
L91	N41°23'21"E	47.48'
L92	S48°36'39"E	15.00'
L93	S41°23'21"W	38.82'
L94	S20°48'38"E	27.10'
L95	N69°07'02"E	22.82'
L96	N03°44'18"W	21.64'
L97	N89°58'44"E	63.74'
L98	S45°01'16"E	28.43'
L99	N89°58'44"E	62.24'
L100	S45°01'16"E	23.21'
L101	S69°05'08"E	72.87'
L102	S69°05'08"E	75.75'
L103	N13°53'05"W	35.13'
L104	S29°13'48"W	69.30'
L105	S11°23'21"W	137.90'
L106	N72°53'11"E	7.15'
L107	S79°36'14"E	231.78'
L108	S39°42'27"W	15.59'
L109	S55°31'56"E	17.46'
L110	S89°37'56"E	19.32'
L111	N24°52'07"E	15.51'
L112	S30°31'09"E	13.83'
L113	N88°27'59"E	55.13'
L114	S70°03'14"E	24.35'
L115	S77°36'05"E	28.93'
L116	S32°05'47"E	12.90'
L117	S65°17'48"E	37.55'
L118	S18°25'08"E	11.44'
L119	S60°24'07"E	15.11'
L120	N07°25'03"E	18.39'

LINE TABLE		
NO.	BEARING	LENGTH
L121	N45°50'46"E	9.08'
L122	S59°33'40"E	18.17'
L123	S19°21'23"W	11.04'
L124	S25°15'30"E	9.45'
L125	S67°20'49"E	46.41'
L126	N22°41'07"E	22.19'
L127	S63°13'00"E	42.47'
L128	N86°47'59"E	18.31'
L129	S34°12'26"E	11.95'
L130	N20°52'02"E	20.58'
L131	S33°44'56"E	18.97'
L132	S59°22'14"E	16.10'
L133	S83°48'54"E	24.28'
L134	N71°09'34"E	17.28'
L135	N25°49'50"E	7.68'
L136	N89°16'51"E	36.28'
L137	S20°36'37"E	14.26'
L138	S71°57'41"E	9.56'
L139	S28°34'04"W	9.09'
L140	S07°44'11"E	8.83'
L141	N79°23'50"E	10.38'
L142	S48°36'36"E	12.67'
L143	S65°48'29"E	21.82'
L144	N87°29'22"E	10.99'
L145	S20°29'00"E	4.18'
L146	S68°38'33"E	8.89'
L147	N88°43'37"E	9.13'
L148	S43°42'49"E	5.98'
L149	N28°26'51"E	14.36'
L150	N81°09'17"E	7.95'

LINE TABLE		
NO.	BEARING	LENGTH
L151	N22°09'40"E	6.21'
L152	S87°42'10"E	2.52'
L153	N87°23'06"E	10.24'
L154	N85°21'18"E	23.49'
L155	S83°10'59"E	18.33'
L156	S13°04'28"E	6.65'
L157	S71°44'18"E	31.09'
L158	N84°05'48"E	12.34'
L159	S79°50'30"E	29.82'
L160	S68°10'30"E	26.73'
L161	S89°08'55"E	23.42'
L162	S55°38'34"E	5.06'
L163	S86°55'47"E	23.87'
L164	S80°20'39"E	34.56'
L165	S67°46'07"E	18.52'
L166	S76°46'54"E	30.39'
L167	S82°23'30"E	5.56'
L168	S79°46'58"E	38.61'
L169	S88°02'57"E	22.54'
L170	N79°27'07"E	31.98'
L171	S76°23'15"E	32.66'
L172	S64°38'21"E	49.52'
L173	S68°33'48"E	62.81'
L174	S63°44'37"E	29.22'
L175	S84°17'46"E	17.16'
L176	N61°54'26"E	24.62'
L177	N85°55'17"E	25.50'
L178	S72°24'01"E	25.51'
L179	S80°39'57"E	20.82'
L180	S43°32'46"E	13.59'

LINE TABLE		
NO.	BEARING	LENGTH
L181	N81°26'32"E	5.06'
L182	S61°27'25"E	71.10'
L183	N71°45'31"E	7.95'
L184	S47°08'06"E	11.17'
L185	S46°43'24"E	18.87'
L186	S57°09'50"E	18.88'
L187	S54°28'56"E	8.01'
L188	S70°47'03"E	18.81'
L189	S77°11'23"E	13.63'
L190	S72°14'09"E	16.11'
L191	N29°13'48"E	20.34'
L192	N18°56'56"W	14.89'

LOT TYPE	COUNT	MIN. AREA REQUIRED (SQ.FT.)
TYPE A ○	195	6,875



TYPE A LOT
FRONT SETBACK CAN BE REDUCED TO 45' FOR LOTS ON AT THE TERMINUS OF A CUL-DE SAC, CURVE, OR EYEROW

FINAL PLAT

HERITAGE HEIGHTS

79.298 ACRES

195 RESIDENTIAL LOTS
BLOCK A, LOTS 3-16; BLOCK B, LOTS 1-26;
BLOCK C, LOTS 1-28; BLOCK D, LOTS 1-7 & 9-41;
BLOCK F, LOTS 2-8, 10-23, & 25-32;
BLOCK G, LOTS 2-26 & 28-36; BLOCK H, LOTS 1-24;

8 OPEN SPACE (HOA) LOTS
BLOCK A, LOTS 2X; BLOCK D, LOT 8X;
BLOCK F, LOTS 1X, 9X & 24X; BLOCK G, LOTS 1X & 27X;
BLOCK H, LOT 25X;

4 NON-RESIDENTIAL LOTS
BLOCK A, LOT 1 & 17; BLOCK E, LOT 1; BLOCK G, LOT 37

COLLIN COUNTY SCHOOL NO. 12 SURVEY, ABSTRACT NO. 147
TOWN OF PROSPER, COLLIN COUNTY, TEXAS
DEVAPP-26-0047
PREPARED: 11/19/2026

Kimley»Horn
6160 Warren Parkway, Suite 210
Frisco, Texas 75034
FIRM # 10115500
Tel. No. (972) 335-3580
Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	CDS	KHA	Nov. 2026	068109122	6 OF 8

FILED:

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

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

OWNER:
Prosper Economic
Development Corporation
121 W.Broadway St.
Prosper, TX 75078

OWNER:
183 Land Corporation
1 Cowboys Pkwy
Irving, TX 75063
Phone: 972-543-2412
Contact: Scott Shipp

OWNER:
Blue Star land, LP.
1 Cowboys Way, Ste 100
Frisco, TX 75034
Phone: 972-543-2412
Contact: Scott Shipp

DWG NAME: K:\FRI_SURVEY\068109122-GATES OF PROSPER RESIDENTIAL\DWG\068109122 HERITAGE HEIGHTS FP.DWG PLOTTED BY: SKEETERS, CODY 11/23/2026 8:18 AM LAST SAVED 11/19/2026 7:15 AM Copyright © 2026 Kimley-Horn and Associates, Inc. All rights reserved



LOT TYPE	COUNT	MIN. AREA REQUIRED (SQ.FT.)
TYPE A ○	195	6,875

FINAL PLAT
HERITAGE HEIGHTS
79.298 ACRES

195 RESIDENTIAL LOTS
BLOCK A, LOTS 3-16; BLOCK B, LOTS 1-26;
BLOCK C, LOTS 1-28; BLOCK D, LOTS 1-7 & 9-41;
BLOCK F, LOTS 2-8, 10-23, & 25-32;
BLOCK G, LOTS 2-26 & 28-36; BLOCK H, LOTS 1-24;

8 OPEN SPACE (HOA) LOTS
BLOCK A, LOTS 2X; BLOCK D, LOT 8X;
BLOCK F, LOTS 1X, 9X & 24X; BLOCK G, LOTS 1X & 27X;
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4 NON-RESIDENTIAL LOTS
BLOCK A, LOT 1 & 17; BLOCK E, LOT 1; BLOCK G, LOT 37

COLLIN COUNTY SCHOOL NO. 12 SURVEY, ABSTRACT NO. 147
TOWN OF PROSPER, COLLIN COUNTY, TEXAS
DEVAPP-26-0047
PREPARED: 11/19/2026

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Tel. No. (972) 335-3580
Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	CDS	KHA	Nov. 2026	068109122	7 OF 8

FILED:

SURVEYOR:
Kimley-Horn and Associates, Inc.
6160 Warren Pkwy., Suite 210
Frisco, Texas 75034
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STATE OF TEXAS §

COUNTY OF COLLIN §

WHEREAS 183 LAND CORPORATION, BLUE STAR LAND, LP, AND PROSPER ECONOMIC DEVELOPMENT CORPORATION are the owner of a tract of land situated in the Collin County School No. 12 Survey, Abstract No. 147, Collin County County, Texas, and being a portion of a called 125.926 acre tract of land described as "Tract Six" in a deed to 183 Land Corporation, as recorded in CC# 97-0005168 of the Deed Records of Collin County, Texas and Instrument No. 20210407000704790 of the Official Public Records of Collin County, Texas, all of a called 1.045 acre tract of land described in a deed to Blue Star Land, LP, as recorded in Instrument No. 20140411000350200 of the Official Public Records of Collin County, Texas, a portion of a called 0.11 acre tract of land described in a deed to Prosper Economic Development Corporation, as described in Instrument No. 2024000099062 of the Official Public Records of Collin County, Texas, all of a called 0.22 acre tract of land described in a deed to Prosper Economic Development Corporation, as described in Instrument No. 2024000015074 of the Official Public Records of Collin County, Texas, all of a called 0.22 acre tract of land described in a deed to Prosper Economic Development Corporation, as described in Instrument No. 2024000161385 of the Official Public Records of Collin County, Texas, all of a called 0.22 acre tract of land described in a deed to Prosper Economic Development Corporation, as described in Instrument No. 2024000030448 of the Official Public Records of Collin County, Texas, all of a called 0.22 acre tract of land described in a deed to Prosper Economic Development Corporation, as described in Instrument No. 2024000117572 of the Official Public Records of Collin County, Texas, all of a called 0.234 acre tract of land described in a deed to Prosper Economic Development Corporation, as described in Instrument No. 2024000015075 of the Official Public Records of Collin County, Texas, all of a called 0.234 acre tract of land described in a deed to Prosper Economic Development Corporation, as described in Instrument No. 2024000111286 of the Official Public Records of Collin County, Texas , all of the remainder of a called 1.033 acre tract of land described in a deed to Prosper Economic Development Corporation, as described in Instrument No. 2024000011403 of the Official Public Records of Collin County, Texas, a portion of a called 2.06 acre tract of land described in a deed to Prosper Economic Development Corporation, as described in Instrument No. 20230001285 38 of the Official Public Records of Collin County, Texas, all of a 40 foot Public Street, as dedicated in Volume 117, Page 474 of the Deed Records of Collin County, Texas, a portion of Pecan Street, a 30 foot wide right of way, as described in Volume 1561, Page 516 of the Deed Records of Collin County, Texas, and a portion of a unnamed street, no records found, and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod found for the southwest corner of a called 0.928 acre tract of land described in a deed to First Presbyterian Church, Prosper Texas, as recorded in Volume 1470, Page 102 of the Deed Records of Collin County, Texas, same being on the easterly line of said 40 foot public street;

THENCE North 89°51'22" East, departing the easterly line of said 40 foot public street and along the southerly line of said 0.928 acre tract and the southerly line of a called 0.42 acre tract of land described in a deed to Dallas Presbyterian, as recorded in Volume 338, Page 298 of the Deed Records of Collin County, Texas, a distance of 404.10 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set on the westerly line of Block A, Lot 1, of Coleman Road, Block A, Lot 1, according to the Final Plat thereof recorded in Volume 2024, Page 813 of the Plat Records of Collin County, Texas;

THENCE along the westerly line of said Block A, Lot 1, the following:

South 00°25'59" East, a distance of 24.49 feet to a 1/2 inch iron rod with plastic cap stamped "PAPE DAWSON" found at the beginning of a tangent curve to the right with a radius of 1,055.00 feet, a central angle of 16°18'32", and a chord bearing and distance of South 07°43'17" West, 299.29 feet;

In a southerly direction, with said tangent curve to the right, an arc distance of 300.30 feet to 1/2 inch iron rod with plastic cap stamped "PAPE DAWSON" found for corner;

South 15°52'33" West, a distance of 926.53 feet to a 1/2 inch iron rod with plastic cap stamped "PAPE DAWSON" found at the beginning of a tangent curve to the left with a radius of 1,145.00 feet, a central angle of 10°55'38", and a chord bearing and distance of South 10°24'43" West, 218.04 feet;

In a southerly direction, with said tangent curve to the left, an arc distance of 218.37 feet to a point for corner;

South 05°23'08" West, a distance of 152.02 feet to an "X" cut in concrete found for corner;

South 00°00'00" East, a distance of 115.00 feet to a 1/2 inch iron rod with plastic cap stamped "PAPE DAWSON" found for the southwest corner of said Block A, Lot 1, common to the north end of a corner clip at the intersection of the northerly right of way line of Lovers Lane, a variable width right of way, with the westerly right of way line of South Coleman Street, a variable width right of way, as dedicated in Gates of Prosper, Phase 2, Block A, Lot 1, according to the Conveyance Plat thereof recorded in Volume 2019, Page 252 of the Plat Records of Collin County, Texas;

THENCE South 45°00'00" West, along said corner clip, a distance of 35.36 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for south end of said corner clip, same being on the northerly right of way line of said Lovers Lane;

THENCE along the northerly right of way line of said Lovers Lane, the following:

North 90°00'00" West, a distance of 369.31 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 45°00'00" West, a distance of 35.36 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 90°00'00" West, a distance of 60.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 00°00'00" East, a distance of 10.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 45°00'00" West, a distance of 35.36 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 90°00'00" West, a distance of 29.06 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 86°49'21" West, a distance of 150.02 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 87°42'10" West, a distance of 125.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 42°42'10" West, a distance of 35.36 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 87°42'10" West, a distance of 60.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 02°17'50" West, a distance of 10.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 47°17'50" West, a distance of 35.36 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 87°42'10" West, a distance of 34.68 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for north end of the westerly terminus of said Lovers Lane;

THENCE South 02°17'50" West, along the westerly terminus of said Lovers Lane, a distance of 100.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for south end of the westerly terminus of said Lovers Lane, same being on the northerly line of Block D, Lot 3, of Gates of Prosper Phase 2, Block B, Lot 2 & Block D, Lots 2 & 3, according to the Final Plat thereof recorded in Volume 2025, Page 998, of the Plat Records of Collin County, Texas;

THENCE along the northerly line of said Block D, Lot 3, the following:

North 87°42'10" West, a distance of 90.32 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for corner;

North 87°01'54" West, a distance of 150.29 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for corner;

South 89°24'18" West, a distance of 711.40 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for the northwest corner of said Block D, Lot 3, same being on the westerly line of aforesaid 125.926 acre tract and the easterly right of way line of Burlington Northern Santa Fe Railroad Company, a variable width right of way;

THENCE along the westerly line of said 125.926 acre tract and the easterly right of way line of said Burlington Northern Santa Fe Railroad Company, the following:

North 11°23'13" East, a distance of 258.72 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for corner;

South 78°36'39" East, a distance of 50.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 11°23'21" East, a distance of 1,767.89 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for on the southerly right of way line of West First Street, a variable width right of way;

THENCE along the southerly right of way line of said West First Street, the following:

South 89°58'49" East, a distance of 359.36 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 00°49'37" West, a distance of 13.81 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 89°58'49" East, a distance of 81.45 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 01°02'26" West, a distance of 17.02 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 89°48'21" East, a distance of 110.24 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 01°08'49" East, a distance of 13.82 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 45°44'28" East, a distance of 23.78 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 89°58'49" East, a distance of 794.10 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the northeast corner of said 1.033 acre tract and on the westerly right of way line of aforesaid 40 foot Public Street;

North 89°02'38" West, crossing said 40 foot wide public street, a distance of 39.99 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set on the easterly right of way line of aforesaid 40 foot Public Street;

THENCE South 00°13'15" East, departing the southerly right of way line of said West First Street and along the easterly line of said 40 foot Public Street and the westerly line of aforesaid 0.928 acre tract, a distance of 163.24 feet to the **POINT OF BEGINNING** and containing 79.298 acres (3,454,209 square feet) of land, more or less.

LOT TYPE	COUNT	MIN. AREA REQUIRED (SQ.FT.)
TYPE A ◯	195	6,875

OWNER'S CERTICIATE

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT **183 LAND CORPORATION, BLUE STAR LAND, LP, AND PROSPER ECONOMIC DEVELOPMENT CORPORATION,** acting herein by and through their duly authorized officers, do hereby certify and adopt this plat designating the herein above described property as **HERITAGE HEIGHTS,** an addition to the Town of Prosper, and do hereby dedicate to the public use forever, the streets and alleys shown thereon. **183 LAND CORPORATION, BLUE STAR LAND, LP, AND PROSPER ECONOMIC DEVELOPMENT CORPORATION,** do herein certify the following:

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

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

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

4. No building, fences, trees, shrubs, or other improvements or growth 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 the public utilities being subordinate to the publics 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 part of any building, fences, trees, shrubs, or other improvements or growths which may in any was endanger or interfere with the construction, maintenance, or efficiency of their respective systems in the easements.

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

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

10. For lots adjacent to a Floodplain Only: 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 structures) 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.

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_____.

BY: **183 LAND CORPORATION**

By: _____
Authorized Signature

_____
Printed Name and Title

STATE OF TEXAS §

COUNTY OF COLLIN §

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

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

_____
Notary Public In And For The State Of Texas

_____
Printed Name

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

BY: **BLUE STAR LAND, LP**

By: _____
Authorized Signature

_____
Printed Name and Title

STATE OF TEXAS §

COUNTY OF COLLIN §

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

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

_____
Notary Public In And For The State Of Texas

_____
Printed Name

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

BY: **PROSPER ECONOMIC DEVELOPMENT CORPORATION**

By: _____
Authorized Signature

_____
Printed Name and Title

STATE OF TEXAS §

COUNTY OF COLLIN §

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

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

_____
Notary Public In And For The State Of Texas

_____
Printed Name

LANDSCAPE EASEMENT

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

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, Lot 2X and 17X and Block G, Lot 1X, as shown on the plat is called "Drainage and Floodway Easement" and is the natural drainage channel across each lot. The existing creek or creeks traversing along the Drainage and Floodway Easement within the limits of this addition, will remain as an open channel at all times and will be maintained by the owners of the lot or lots that are traversed by or adjacent to the drainage courses in the Drainage and Floodway Easement. The Town will not be responsible for the maintenance and operation or said creek or creeks or for any damage to private property or person that results for the flow of water along said creek, of for the control of erosion. No obstruction to the natural flow of storm water run-off shall be permitted by construction of any type of building, fence, or any other structure within the Drainage and Floodway Easement or the natural drainage channels, as herein above defined. Provided it is understood that in the event it becomes necessary for the Town to erect or consider erecting any type of drainage structure in order to improve the storm drainage that may be occasioned by streets and alleys in or adjacent to the subdivision, then in such event, the Town shall have the right to enter upon the Drainage and Floodway Easement at any point, or points, to investigate, survey or to erect, construct, and maintain any drainage facility deemed necessary for drainage purposes. Each property owner shall keep the natural drainage channels traversing or adjacent to his property clean and free of debris, silt, and any substance which would result in unsanitary conditions or obstruct the flow of water, and the Town shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the property owner to alleviate any undesirable conditions which may occur. The natural drainage through the Drainage and Floodway Easement, as in the case of all natural channels, are subject to storm water overflow and natural bank erosion to an extent which cannot be definitely defined. The Town shall not be held liable for any damages of any nature resulting from the occurrence of these natural phenomena, or resulting from the failure of any structure or structures, within the natural drainage channels. Building areas outside the Drainage and Floodway Easement line shall be filled to a minimum elevation as shown on the plat. The minimum floor elevation for each lot shall be as shown on the plat.

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 A, Lot 17X and Block G, Lot 1X, as shown on the plat is called "Drainage and Detention Easement". The Drainage and Detention Easement within the limits of this addition, will remain accessible 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 construction of any type of building, fence or any other structure within the Drainage and Detention Easement, as herein above defined shall be permitted, 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 if drainage structure in order to improve the storm drainage that may be occasions 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 jeep 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 or 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 shall not be held liable for any damages of any nature resulting from the failure of any structure of structures, within the Easement.

CERTIFICATE OF APPROVAL

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

_____
Engineering Department

_____
Town Secretary

_____
Development Services Department

STATE OF TEXAS §

§

COUNTY OF COLLIN §

KNOW ALL MEN BY THESE PRESENTS

I, Sylviana Gunawan, a Registered Professional Land Surveyor in the State of Texas, do hereby declare that I have prepared this plat from an actual on the ground survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with Subdivision Regulations of the Town of Prosper, Texas.

_____
Sylviana Gunawan
Registered Professional Land Surveyor No. 6461
Kimley-Horn and Associates, Inc.
6160 Warren Pkwy., Suite 210
Frisco, Texas 75034
Ph. 972-335-3580
sylviana.gunawan@kimley-horn.com

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

STATE OF TEXAS §

COUNTY OF COLLIN §

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

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

_____
Notary Public, State of Texas

1. All open space lots are owned and maintained by the HOA, including drainage and floodway easement
2. The thoroughfare alignment(s) shown on this exhibit are for illustration purposes and does not set the alignment. The alignment is determined at time of the Final Plat.
3. 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.
4. Open fencing is required along all open space lots with trails.
5. All landscape easements must be exclusive of any other type of easement.
6. According to Map No. 48085C0235 J dated June 2, 2009, of the National Flood Insurance Program Map, Flood Insurance Rate Map of Collin County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, this property is located in Zone X (unshaded) and is not within a special flood hazard area. If this site is within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.
7. All corners are 5/8" iron rods set with a plastic cap stamped "KHA" unless otherwise noted.
8. This development shall conform to the requirements of Planned Development 67 (PD-67) Subdistrict 3.
9. No non-residential use shall be allowed to connect to residential road.
10. No residential driveways from adjacent lots shall be allowed to cross and/or connect in the driveway restriction area identified on the plat.
11. 2.056 Acres (89,556 SQ.FT) of right of way dedicated in fee simple to the Town of Prosper.
12. The proposed floodplain line shown hereon are based on the Gates of Prosper Residential study prepared by Kimley-Horn and Associates, Inc, dated April 2026 and is subject to a future LOMR application.

Lots: 195 (PD-67)
Acreage: 79.298
Density: 2.46 D.U/AC
Average Lot Size: 7,346 Sq.Ft.

FINAL PLAT

HERITAGE HEIGHTS

79.298 ACRES

195 RESIDENTIAL LOTS
BLOCK A, LOTS 3-16; BLOCK B, LOTS 1-26;
BLOCK C, LOTS 1-28; BLOCK D, LOTS 1-7 & 9-41;
BLOCK F, LOTS 2-8, 10-23, & 25-32;
BLOCK G, LOTS 2-26 & 28-36; BLOCK H, LOTS 1-24;

8 OPEN SPACE (HOA) LOTS
BLOCK A, LOTS 2X; BLOCK D, LOT 8X;
BLOCK F, LOTS 1X, 9X & 24X; BLOCK G, LOTS 1X & 27X;
BLOCK H, LOT 25X;

4 NON-RESIDENTIAL LOTS
BLOCK A, LOT 1 & 17; BLOCK E, LOT 1; BLOCK G, LOT 37

COLLIN COUNTY SCHOOL NO. 12 SURVEY, ABSTRACT NO. 147
TOWN OF PROSPER, COLLIN COUNTY, TEXAS
DEVAPP-26-0047
PREPARED: 11/19/2026

Kimley»Horn
6160 Warren Parkway, Suite 210 Tel. No. (972) 335-3580
Frisco, Texas 75034 FIRM # 10115500 Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	CDS	KHA	Nov. 2026	068109122	8 OF 8

FILED:

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

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

OWNER:
Prosper Economic Development Corporation
121 W.Broadway St.
Prosper, TX 75078

OWNER:
183 Land Corporation
1 Cowboys Pkwy
Irving, TX 75063
Phone: 972-543-2412
Contact: Scott Shipp

OWNER:
Blue Star land, LP.
1 Cowboys Way, Ste 100
Frisco, TX 75034
Phone: 972-543-2412
Contact: Scott Shipp

DWG NAME: K:\FRI_SURVEY\068109122-GATES OF PROSPER RESIDENTIAL\DWG\068109122 HERITAGE HEIGHTS FP.DWG PLOTTED BY SKEETERS, CODY 11/23/2026 8:18 AM LAST SAVED 11/19/2026 7:15 AM Copyright © 2026 Kimley-Horn and Associates, Inc. All rights reserved

IMAGES Blue Star Land logo - color :
XREFS xBorder : xSite-Exst-GOPR : xSite-GOPR : xUtil-GOPR : xVmap : xAnno : xVAM-GOPR : xHard : xMatch : xPlant
LAST SAVED 11/5/2026 3:52 PM
PLOTTED BY STEINKIRCHNER, SAMANTHA (EATON) 11/20/2026 9:35 AM
DWG PATH K:\FRI_CIVIL\068109102-GATES OF PROSPER RESIDENTIAL\LANDSCAPE\DESIGN\04 CD\PLANSHEET
DWG NAME LC 1.00.DWG , [Open Space & Trails Exhibit]

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OPEN SPACE & TRAILS EXHIBIT

SHEET NUMBER LC 1.06

HERITAGE HEIGHTS

PROSPER, TEXAS
COLLIN COUNTY

KHA PROJECT	068109102
DATE	NOVEMBER 2026
SCALE	AS SHOWN
DESIGNED BY	SNS
DRAWN BY	SNS
CHECKED BY	JRC

THESE PLANS ARE FOR REVIEW PURPOSES ONLY. They are not to be used for bidding or construction purposes. Jonathan Rogers, Texas 123213, 11/20/2026

Kimley»Horn
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TEXAS REGISTERED ENGINEERING FIRM F-928

No.	REVISIONS	DATE	BY