



**AGENDA**  
**Planning and Zoning Commission**  
Prosper Town Hall, Council Chambers  
250 W. First Street, Prosper, Texas  
Tuesday, October 03, 2023  
**6:00 PM**

Welcome to the Prosper Planning & Zoning Commission Meeting.

Citizens may watch the meeting live by using the following link: [www.prospertx.gov/livemeetings](http://www.prospertx.gov/livemeetings)

**Addressing the Planning & Zoning Commission:**

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

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

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

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

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

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

1. Call to Order / Roll Call.
2. Pledge of Allegiance.
3. Consider and act upon the appointment of the Planning & Zoning Commission Chair, Vice-Chair, and Secretary.
4. Rules of Order.

## **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.

- 5a. Consider and act upon the minutes from the September 19, 2023, Planning & Zoning Commission meeting.
- 5b. Consider and act upon a Final Plat for Preston 48 Addition, Block A, Lot 3R, on 2.4± acres, located on the southwest corner of East Prosper Trail and North Preston Road. The property is zoned Commercial (C). (DEVAPP-23-0009)
- 5c. Consider and act upon a Site Plan for a Car Wash in accessory to a Convenience Store with Gas Pumps, on 2.4± acres, located on the southwest corner of East Prosper Trail and North Preston Road. The property is zoned Commercial (C). (DEVAPP-23-0075)
- 5d. Consider and act upon a Final Plat for Pearls of Prosper, Block A, Lots 1-14 & Lot 1X, Block B, Lots 1-4 & Lot 2X, Block C, Lots 1-14, Block D, Lot 1, Block E, Lot 1, and Block F, Lot 1, on 23.2± acres, located on the southwest corner of West Prosper Trail and North Legacy Drive. The property is zoned Planned Development-14 (PD-14) The Parks at Legacy. (DEVAPP-23-0078)
- 5e. Consider and act upon a Final Plat for Star Trail, Phase 14, Block J, Lots 1-37, Lot 2X, and Lot 6X, Block K, Lots 1-17 & Lot 4X, on 15.9± acres, located south of West Prosper Trail and west of North Legacy Drive. The property is zoned Planned Development-66 (PD-66) Star Trail. (DEVAPP-23-0157)
- 5f. Consider and act upon a Final Plat for Star Trail, Phase 15, Block A, Lots 1-40, Lot 1X, and Lot 5X, Block B, Lots 1-33 & 3X, on 20.4± acres, located south of West Prosper Trail and west of North Legacy Drive. The property is zoned Planned Development-66 (PD-66) Star Trail. (DEVAPP-23-0154)
- 5g. Consider and act upon a Final Plat for Star Trail, Phase 16, Block C, Lots 16-50, 5X, 9X, and 10X, Block D, Lots 1-16 & Lot 7X, Block E, Lots 1-16 & Lot 8X, and Block F, Lots 1-17, on 22± acres, located on the southwest corner of Prosper Road and North Legacy Drive. The property is zoned Planned Development-66 (PD-66) Star Trail. (DEVAPP-23-0163)
- 5h. Consider and act upon a Final Plat for Wandering Creek, Phase 1, Block A, Lots 1-18, Block B, Lots 1-13, Block C, Lots 1-13, Block D, Lots 1 & 22-27, Block E, Lots 1-44, Block F, Lots 1-11, Block G, Lots 1-12, and Block I, Lot 1, on 49.0± acres, located south of East First Street and west of North Custer Road. The property is zoned Planned Development-90 (PD-90) Brookhollow North. (DEVAPP-23-0156)
- 5i. Consider and act upon a Final Plat for Teel 380 Addition, Block A, Lot 6, on 2.9± acres, located north of US-380 and west of South Teel Parkway. The property is zoned Planned Development-40 (PD-40) Windsong Ranch. (DEVAPP-23-0159)
- 5i. Consider and act upon a Site Plan for a Restaurant and Retail Store, on 2.9± acres, located north of US-380 and west of South Teel Parkway. The property is zoned Planned Development-40 (PD-40) Windsong Ranch. (DEVAPP-23-0160)

## **CITIZEN COMMENTS**

The public is invited to address the Commission on any topic. However, the Commission is unable to discuss or take action on any topic not listed on this agenda. Please complete a "Public Comment Request Form" and present it to a staff member prior to the meeting.

## **REGULAR AGENDA:**

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

6. Conduct a Public Hearing and consider and act upon a request to rezone 0.3± acres from Single Family-15 (SF-15) to Downtown Single-Family (DTSF), for Hillside Addition, Block 2, Lot 4, located north of East Fifth Street and west of North Church Street. (ZONE-23-0018)
7. Review actions taken by the Town Council and possibly direct Town Staff to schedule topic(s) for discussion at a future meeting.
8. 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, September 29, 2023, and remained so posted at least 72 hours before said meeting was convened.

\_\_\_\_\_  
Michelle Lewis Sirianni, Town Secretary

\_\_\_\_\_  
Date Notice Removed

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

## **NOTICE**

Pursuant to Town of Prosper Ordinance No. 13-63, all speakers other than Town of Prosper staff are limited to three (3) minutes per person, per item, which may be extended for an additional two (2) minutes with approval of a majority vote of the Town Council.

**NOTICE OF ASSISTANCE AT PUBLIC MEETINGS:** The Prosper Town Council meetings are wheelchair accessible. For special services or assistance, please contact the Town Secretary's Office at (972) 569-1011 at least 48 hours prior to the meeting time.



**MINUTES**  
**Regular Meeting of the**  
**Prosper Planning & Zoning Commission**  
Prosper Town Hall  
Council Chambers  
250 W. First Street, Prosper, Texas  
Tuesday September 19, 2023, 6:00 p.m.

**1. Call to Order / Roll Call**

The meeting was called to order at 6:00 p.m.

Commissioners Present: Chair Brandon Daniel, Cameron Reeves, Sekou Harris, Glen Blanscet

Staff Present: David Hoover, Director of Development Services; Dakari Hill, Senior Planner; Jerron Hicks, Planner; Reynaldo Merlos, Planning Tech

**2. Recitation of the Pledge of Allegiance.**

**3. CONSENT AGENDA**

- 3a. Consider and act upon the minutes from the September 5, 2023, Planning & Zoning Commission meeting.**
- 3b. Consider and act upon a Final Plat for Starview, Phase 2, Block A, Lots 1-12, 1X, & 2X, Block B, Lots 1-20, Block C, Lots 1-24, Block D, Lots 1-32, Block E, Lots 1-13 & 17-20, and Block F, Lots 1-13 & 1X, on 38.4± acres, located on the northeast corner of Lovers Lane and South Coleman Street. The property is zoned Planned Development-67 (PD-67) Gates of Prosper. (D22-0006)**
- 3c. Consider and act upon a request for a Façade Plan for Gas Pumps in accessory to a Big Box, on 20.8± acres, located on the northeast corner of US-380 and FM-1385. The property is zoned Planned Development-94 (PD-94) Westside. (DEVAPP-23-0034)**

Commissioner Blanscet has requested Item 3B to be pulled for discussion. Motion by Commissioner Reeves to approve 3a, and 3c and pull 3b for consideration, second by Commissioner Harris to approve remaining items, subject to Town staff recommendation. Motion carried 4:0.

Dakari Hill (*Staff*): Presented Item 3B on Starview Phase 2

Commissioner Blanscet questions why this plat is more condensed than other previous plats presented.

Dakari Hill (*Staff*): Answers Commissioner Blanscet question that this plat is part of Planned Development 67 (PD-67) Gates of Prosper.

Commissioner Blanscet questions for more information on this plat and the PD.

Dakari Hill (*Staff*): Answers Commissioner Blanscet question that Starview is on the phases that was approved in the Gates of Prosper and met the requirements set in the PD.

Commissioner Harris motions to approve 3b subject to Town staff recommendations. Second by Reeves. Motion passes 4:0.

### **CITIZEN COMMENTS**

No citizen comments.

### **REGULAR AGENDA**

- 4. Conduct a Public Hearing and consider and act upon a request to amend the Future Land Use Plan from Downtown Office (DTO) to Downtown Retail (DTR), generally located on the southwest corner of West Seventh Street and North Coleman Road. This is a companion case to ZONE-23-0016. (COMP-23-0003).**

Dakari Hill (*Staff*): Presented item 4 about the Future Land Use Plan (FLUP) amendment from Old Town Office to Downtown Retail and recommends withdrawal.

Chair Brandon Daniel re-opens the Public Hearing.

Commissioner Harris questions if the FLUP will all be Old Town District/Downtown.

Dakari Hill (*Staff*): Answers Commissioner Harris question that yes, it will all be labeled as one area.

Commissioner Harris questions that for all future zoning cases, will those items now be on the Consent Agenda.

David Hoover (*Staff*): Answers Commissioner Harris question that all zoning cases are to remain as individual items on the Regular Agenda.

Chair Brandon Daniel closes the Public Hearing.

Item 4 has been dismissed from further review.

- 5. Conduct a Public Hearing and consider and act upon a request for a Specific Use Permit for a new Drive-Through Restaurant, on 1.5± acres, located south of West Frontier Parkway and east of North Dallas Parkway. (ZONE-23-0013)**

Dakari Hill (*Staff*): Presented item 5 about the Specific Use Permit (SUP) for a new drive through restaurant and recommends denial.

Commissioner Harris questions if the restaurant shares the 5 feet with the landscape buffer next door, then would the business next door lose their 10 feet requirement and not be in compliance.

Dakari Hill (*Staff*): Answers Commissioner Harris question that the business next door could fall out of compliance.

Commissioner Harris questions if there are any other items in question for this SUP.

Dakari Hill (*Staff*): Answers Commissioner Harris question that due to the nature of the drive-through aspect, staff wants the applicant to be more in compliance with the landscape recommendation that Town Council has provided for drive-throughs.

Chair Brandon Daniel questions if the total of the setbacks required for both sites is 20 feet.

Dakari Hill (*Staff*): Answers Chair Brandon Daniel question it is preferred that each site has its own 10 ft landscape setback than sharing.

Commissioner Blanscet questions where the real issue is that the plan is not conforming to.

Dakari Hill (*Staff*): Answers Commissioner Blanscet question that the actual drive through lanes is not meeting the landscape requirement.

Commissioner Harris questions if there are any other issues besides the two landscape buffers.

Matt Moore (*Applicant*): presents item 5.

Commissioner Harris questions why he cannot meet the 10 feet requirement.

Matt Moore (*Applicant*): Answers Commissioner Harris question that due to the limited space of the lot, he cannot meet the requirement.

Chair Brandon Daniel questions if this is because of the surrounding properties.

Matt Moore (*Applicant*): Answers Chair Brandon Daniel question that this is all based on interpretation.

Commissioner Reeves questions if the applicant is also working on the site next door.

Matt Moore (*Applicant*): Answers Commissioner Reeves question that he is.

Chair Brandon Daniel questions that the area in question is 6 feet.

Matt Moore (*Applicant*): Answers Chair Brandon Daniel question that it is 6 feet and inches.

Commissioner Blanscet questions what the marking on the drive through lane would be.

Matt Moore (*Applicant*): Answers Commissioner Blanscet question that it is just striping.

Commissioner Harris questions if this plan has been thought out on where to plan for the 5-foot landscape.

Matt Moore (*Applicant*): Answers Commissioner Harris that the plan has been designed to the best of his abilities.

Chair Brandon Daniel requests to see the overall map of the site in question.

Matt Moore (*Applicant*): Comments that there is a 100-foot drainage buffer.

Commissioner Harris questions if this is a 5 foot or no foot scenario.

Matt Moore (*Applicant*): Answers Commissioner Harris question that this is the best he can do. If there was another option, then he would do it.

Chair Brandon Daniel thanks the applicant.

David Hoover (*Staff*): Comments that the Town Council wants screening for all drive-throughs. The lot for the SUP is not complying with the screening and the staff does not believe that this is something that the council wants.

Chair Brandon Daniel questions if there is landscape provided from the lot next door and the gas station.

David Hoover (*Staff*): Answers Chair Brandon Daniel question that yes there is but there still is no sufficient landscape provided for the McDonalds Drive Through.

Commissioner Harris questions if the lot next door is part of this SUP.

David Hoover (*Staff*): Answers Commissioner Harris question that the lot next door is not part of the SUP but the lot in questions is part of the overall development. If this lot does not meet the landscape requirements, it could cause issues for surrounding lots in this development.

Commissioner Harris questions if 5 feet of landscape should make or break this SUP. If the remaining 5 feet are added, does this solve all the issues.

David Hoover (*Staff*): Answers Commissioner Harris question that the issue is the landscape on the drive through lane, which has none. All the recommended screening is being pushed to the edge of the property. The proposed 5 feet of Landscape does not meet the drive-through requirement and could cause the lot next door to also not meet its requirement.

Commissioner Harris questions what the landscape would consist of.

David Hoover (*Staff*): Answers Commissioner Harris question that there is no landscape that will cover the lanes.

Commissioner Reeves comments that you will see the drive throughs regardless of any landscape the development places.

David Hoover (*Staff*): Comments that those are older developments that are not being managed properly.

Commissioner Harris questions how many developments that include Drive throughs have been added in the last year. Are there any additional ordinances that have been added that would have grandfathered previous developments but affect future developments regarding screening.

David Hoover (*Staff*): Answers Commissioner Harris questions that there are no current ordinances that have changed screening. There has been added guidelines from the new Comprehensive Plan as well as from the Town Council. These items can be requested from the Town Staff and Planning Department so we can do better on the drive-through guidelines.

Chair Brandon Daniel questions what the landscape would be in the 100-foot drainage easement.

David Hoover (*Staff*): Answers Chair Brandon Daniel that landscape in a drainage easement is limited to what can be planted there. More than likely, it will be grass.

Chair Brandon Daniel requests for the Landscape Slide.

David Hoover (*Staff*): Comments that the Landscape Plan is on Page 32 of the Agenda Packet.

Commissioner Harris questions if we were to deviate from the Landscape setbacks for this SUP, would this cause issues for future developments in trying to deviate from having landscape in their drive-throughs.

David Hoover (*Staff*): Answers Commissioner Harris questions that the guidelines for drive throughs does not have two drive through lanes that are next to each other. With two drive through lanes with no landscaping next to a fuel station and a bank, it could cause issues for Town Council who wants landscaping in those drive through lanes. Reminds Commissioners that the lot next door is not part of the SUP but when the lot next door does bring in their SUP, we will be having the same discussion.

Commissioner Blanscet questions that the SUP shows no landscape in the drive through lanes.

David Hoover (*Staff*): Answers Commissioner Blanscet question that the area marked with two black dots is the area in question that says there is no landscape provided.

Commissioner Blanscet questions that staff is saying there is no landscape provided yet there is landscape on the south and west side. Staff is saying that there is no landscape in the 30 feet on the east side of the building. Yet there is 15 feet on the west side of the lot.

David Hoover (*Staff*): Answers Commissioner Blanscet question that the 10 feet from the lot next door meet their landscape requirement but the SUP lot only provides 5 feet.

Commissioner Harris questions if the lot next door meets their overall landscape requirement.

David Hoover (*Staff*): Answers Commissioner Harris question that the lot next door meets the landscape on the west side but does not meet it on the east side. That will be addressed when the plans come into review. Per the landscape ordinance they require 10 feet of landscape around their drive through lanes.

Matt Moore (*Applicant*): wants to address the commissioner on the comments made. Provides history on HEB and on conversations he has had with staff. States that drive thru are viewed in the same category as multifamily. Preferred on Frontier than on the DNT. The lot next door has a 5 feet landscape to help with the buffer.

Commissioner Harris questions if the lot is owned by the same person who owns the land for the SUP.

Matt Moore (*Applicant*): Answers Commissioner Harris that yes, the lots are owned but the same entity.

Commissioner Blanscet questions that the applicant is not meeting the ordinance and cannot argue that he is meeting the ordinance.

Matt Moore (*Applicant*): Answers Commissioner Blanscet questions that he talked with staff and council and would not do this lightly.

Commissioner Blanscet comments that the only portion of the drive through that is not landscape is the inner lanes. The surrounding lots provide landscaping that limits the view from Frontier Road. The issue being discussed is if the commissioners are going to pursue the applicant to follow the ordinance or deviate from it.

Commissioner Reeves questions whether the 15 feet landscape will be one area or if the landscape will be divided into two separate landscape areas with a division in the middle.

Matt Moore (*Applicant*): Answers commissioner Reeves that they will be two separate landscapes as the property line goes through it and there will be two separate irrigation systems in the landscape island.

Dakari Hill (*Staff*): Comments that if the commissioners approved the item, that it would need to be approved with conditions.

Commissioner Harris questions if condition number 2 is needed as the lot next door has not been developed and would be invalid.

Dakari Hill (*Staff*): Answers Commissioner Harris question that only Condition one will need to be added to the approval.

David Hoover (*Staff*): Comments that we cannot put conditions on another development.

Commissioner Harris questions if these conditions are made by staff.

Dakari Hill (*Staff*): Answers Commissioner Harris questions that yes, these are conditions made by staff if approved.

Commissioner Blanscet questions that the condition does not meet the ordinance and the suggestion is that the 5-foot landscape on the west of the property be sufficient.

David Hoover (*Staff*): Answers Commissioner Blanscet question that the commissioners would be allowing a 5-foot landscape buffer on the western side of the property instead of along the drive through lanes.

Chair Brandon Daniel clarifies that the language provided by staff is in reference to condition number one.

Chair Brandon Daniel closes the Public Hearing.

Commissioner Harris comments that the topic of aesthetics is in question. Since Staff is attempting to follow ordinances, it puts them in a difficult position. Multi Family and Drive Thru are hot topics and both P&Z and Town Council have met over to make the best decision. He is opposed to the item due to the ordinance.

Commissioner Reeves comments that the landscape plans is spread around and cover the overall facility which is preferred over just the drive thru. Because there is at least 5 ft he is in favor of the project.

Commissioner Blanscet comments that he is respectful of staff, however the ordinances is more of guide to help cover the unsightly drive throughs. Because it is the internal drive through and that 80 percent does cover the drive through and other projects cover the landscape, he is in favor of the project.

Chair Brandon Daniel comments that the ordinance is the law set by the town but with the purpose of the commissioners to discuss what the interpretation is.

Commissioner Blanscet motions to approve Agenda Item 5 subject to Town Staff recommendation of a 5-foot buffer to the west side of the property. Motion seconded by Commissioner Reeves to approve Agenda Item 5 approved 3:1.

**6. Conduct a Public Hearing to Consider an Ordinance Amending Chapter 1, “General Provisions, Administration and Procedures,” of the Town’s Zoning Ordinance, by Amending Subpart (E) of Subsection 7.11, “Amortization of Nonconforming Uses or Structures,” of Section 7, “Nonconforming Uses and Structures,” by Providing for Amortization Procedures consistent with Senate Bill 929, and Subpart (A), “Zoning Changes,” of Subsection 8.2, “Public Hearing and Notice,” of Section 8, “Changes and Amendments to all Zoning Ordinances and Districts and Administrative Procedures,” by Providing for Notices relative to a Change in a Zoning Regulation that Could Result in a Nonconforming Use, Consistent with Senate Bill 929.**

Dakari Hill (*Staff*): Presents Item 6 regarding Nonconforming Use in a new rezoned area.

Commissioner Harris questions if the language is being changed.

Dakari Hill (*Staff*): Answers Commissioner Harris question that the language and the process is changing by allowing more time for owners to recuperate their investment on a non-conforming use or structure.

Chair Brandon Daniel questions if this will be occurring more often.

David Hoover (*Staff*): Answers Chair Brandon Daniel that this does not happen often but can happen if a town is absorbed or another property is acquired by the town that needs to be rezone.

Commissioner Harris questions if the DNT district will cause issues.

David Hoover (*Staff*): answers this will not be an issue if the owner comes in. It is more if a town decides to rezone an area.

Brandon Daniel opens Public Hearing.

Chair Brandon Daniel closes Public Hearing.

Commissioner Reeves motions to approve Agenda Item 6. Motion seconded by Commissioner Blanscet to approve Agenda Item 6 approved 4:0.

**7. Conduct a Public Hearing to Discuss and Consider an Ordinance amending the Town’s Subdivision Ordinance by amending Subpart (1) of Section (D), “Plat Required,” of Section 10.03.004, “Applicability,” to Comply with Revised Language contained in House Bill No. 3699; amending Subsection (B) of Section 10.03.034, “Director of Development Services,” relative to Authorizing the Director of**

**Development Services to Approve or Deny Plats; amending Section 10.03.063, “30-day Time Frame for Plat Approvals,” to Reflect that the Right to 30-day Action for Plat Applications Begins on the Filing Date and One or More 30-day Extensions shall be authorized; adding a Definition of “Filing Date,” amending the Definitions of “Approval” and “Plat,” and repealing the definitions of “Administratively Complete” and “Official Submission Date,” contained in Section 10.03.192, “Words and Terms Defined”; providing that the phrase “Official Submission Date” shall be replaced with the phrase “Filing Date” in Sections 10.03.084(f)(2) and 10.03.085(h)(2).**

Dakari Hill (*Staff*): Presents item 7 on time frames for plat approvals.

Chair Brandon Daniel opens Public Hearing.

Chair Brandon Daniel closes Public Hearing.

Commissioner Blanscet motions to approve Agenda Item 6. Motion seconded by Commissioner Harris to approve Agenda Item 7 approved 4:0.

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

Dakari Hill (*Staff*): Presented information regarding Prosper Hills Ordinance Adoption, the two Ordinances discussed today, and a zoning case.

Commissioner Harris questions what the reason is for the next zoning case going from Single Family 15 (SF-15) to Downtown Single Family (DTSF).

Dakari Hill (*Staff*): Answers Commissioner Harris question that it is more of reducing the setbacks to allow for a larger home.

Chair Brandon Daniel comments that there will be re-appointments at the next meeting for Chair, Vice-Chair, Secretary.

Chair Brandon Daniel questions if there is a possibility to create a work session on certain topics

Commissioners request a link be sent for the Comprehensive Plan and Pradera.

David Hoover (*Staff*): Answers the commissioners that the links will be sent once the final adoption is completed.

**7. Adjourn.**

Motioned by Commissioner Harris, seconded by Commissioner Reeves to adjourn. Motion approved 4:0 at 7:35 p.m.

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Reynaldo Merlos, Planning Tech

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Michael Pettis, Secretary



## PLANNING

**To:** Planning & Zoning Commission **Item No. 5b**  
**From:** Doug Braches, Planner  
**Through:** David Hoover, Director of Development Services  
**Re:** Planning & Zoning Commission Meeting – October 3, 2023

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**Agenda Item:**

Consider and act upon a Final Plat for Preston 48 Addition, Block A, Lot 3R, on 2.4± acres, located on the southwest corner of East Prosper Trail and North Preston Road. The property is zoned Commercial (C). (DEVAPP-23-0009)

**Description of Agenda Item:**

The purpose of the Final Plat is to replat two recorded lots into one. The plat conforms to the Commercial (C) development standards.

As a companion item, the Site Plan (DEVAPP-23-0075) is also on the Planning & Zoning Commission agenda for October 3, 2023.

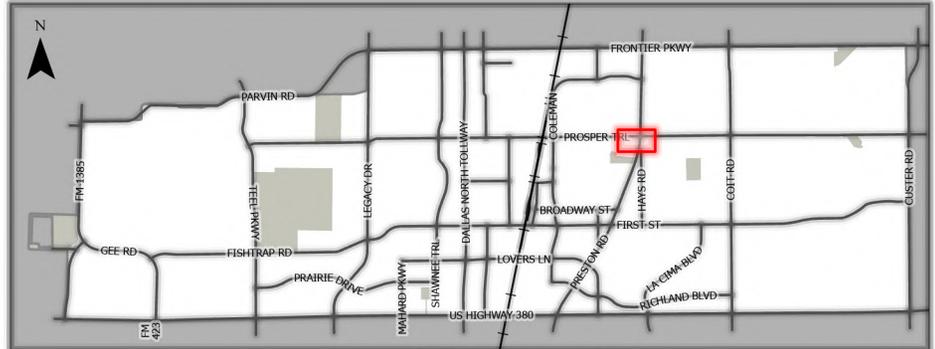
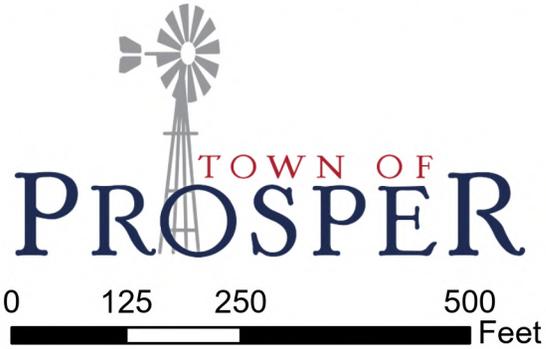
**Attached Documents:**

1. Location Map
2. Replat

**Town Staff Recommendation:**

Town staff recommends approval of the Replat, subject to:

1. Town staff approval of all additions and/or alterations to the easements and dedications on the Replat.



DEVAPP-23-0009

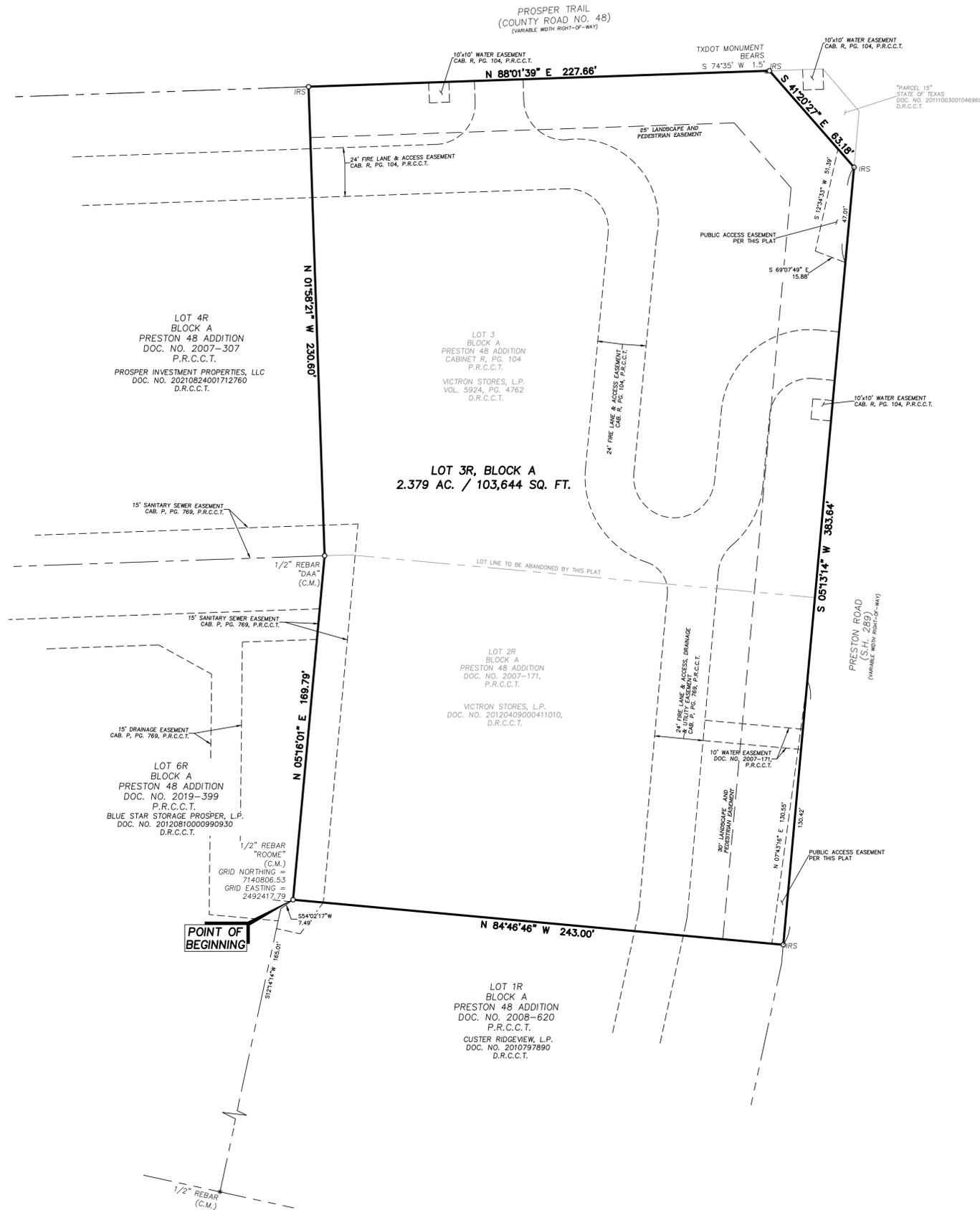
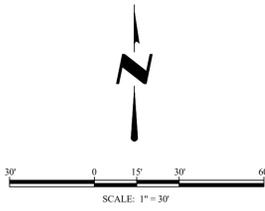
Prosper 48 Addition

Replat

This map for illustration purposes only

**SURVEYOR'S NOTES:**

- Bearings and distances are based on Texas State Plane Coordinate System, Texas North Central Zone 4202 North American Datum of 1983 (NAD 83) (U.S. Foot) with a combined scale factor of 1.000152710.
- This property lies within Zone "X" Unshaded of the Flood Insurance Rate Map for Collin County, Texas and Incorporated Areas, map no. 48085C0235J, dated June 02, 2009, via scaled map location and graphic plotting.
- Notice: Selling a portion of this addition by metes and bounds is a violation of City subdivision ordinance and state platting statutes and is subject to fines and withholding of utilities and building certificates.
- The purpose of this plat is to replat two recorded lots into one.



STATE OF TEXAS §  
 COUNTY OF DENTON §

This is to certify that I, Mark N. Peoples, a Registered Professional Land Surveyor of the State of Texas, have plotted the subdivision from an actual survey on the ground, and that this plat correctly represents that survey made by me or under my direction and supervision.

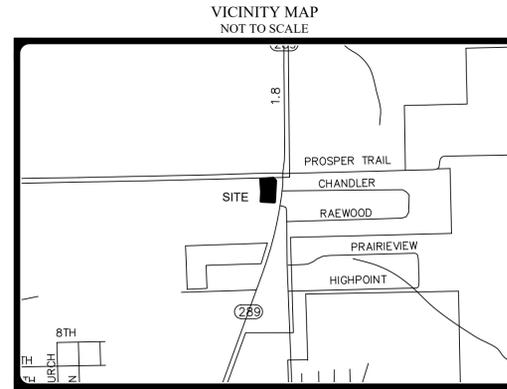
Mark N. Peoples, R.P.L.S.  
 No. 6443

STATE OF TEXAS §  
 COUNTY OF DENTON §

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

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

Notary Public in and for the State of Texas



_____	Town Secretary
_____	Engineering Department
_____	Development Services Department

STATE OF TEXAS §  
 COUNTY OF COLLIN §

WHEREAS Victor Stores, LP are the owners of a 2.379 acre tract of land situated on the J. Tunney Survey, Abstract Number 916, in the Town of Prosper, Collin County, Texas, and being all of Lot 2R, Block A, Preston 48 Addition, an addition to the Town of Prosper, Collin County, Texas, according to the map or plat thereof recorded in Instrument Number 2007-171, Plat Records, Collin County, Texas, and being part of Lot 3, Block A, Preston 48 Addition, an addition to the Town of Prosper, Collin County, Texas, according to the map or plat thereof recorded in Cabinet R, Page 104, Plat Records, Collin County, Texas, and being more particularly described by metes and bounds as follows: (Bearings and Distances are based on the State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD83)(US Foot) with a combined scale factor of 1.000152710);

BEGINNING at a 1/2-inch rebar with cap stamped "ROOME" found for the southwest corner of said Lot 2R;  
 THENCE North 05 degrees 16 minutes 01 seconds East, with the west line of said Lot 2R, a distance of 169.79 feet to a 1/2-inch rebar with cap stamped "DAA" found for the westernmost northwest corner thereof; said point lying on the south right-of-way line of Prosper Trail (County Road No. 48) (variable width right-of-way);  
 THENCE North 01 degrees 58 minutes 21 seconds West, with the west line of said Lot 3, a distance of 230.60 feet to a 1/2-inch rebar with cap stamped "WINDROSE" set for the northwest corner thereof; said point lying on the south right-of-way line of Prosper Trail (County Road No. 48) (variable width right-of-way);  
 THENCE North 88 degrees 01 minutes 39 seconds East, with the north line of said Lot 3, and the south right-of-way line of said Prosper Trail, a distance of 227.66 feet to a point for the westernmost corner of that same tract of land described as "Parcel 15" to the State of Texas in Special Warranty Deed recorded in Document Number 20111003001046960, Official Public Records, Collin County, Texas; from said point a TxDOT Monument found bears South 74 degrees 35 minutes West, a distance of 1.5 feet;  
 THENCE South 41 degrees 20 minutes 27 seconds East, over, with the southwest line of said "Parcel 15", a distance of 63.18 feet to a 1/2-inch rebar with cap stamped "WINDROSE" set for the south corner thereof; said point lying on the east line of said Lot 3, and the west right-of-way line of Preston Road (State Highway 289) (variable width right-of-way);  
 THENCE South 05 degrees 13 minutes 14 seconds West, with the east line of said Lot 3, the east line of said Lot 2R, and with the west right-of-way line of said Preston Road, a distance of 383.64 feet to a 1/2-inch rebar with cap stamped "WINDROSE" set for the southeast corner of said Lot 2R;  
 THENCE North 84 degrees 46 minutes 46 seconds West, departing the west right-of-way line of said Preston Road, and with the south line of said Lot 2R, a distance of 243.00 feet to the POINT OF BEGINNING and containing 103,644 square feet or 2.379 acres of land, more or less;

**NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS**

THAT Victor Stores, LP, acting herein by and through its duly authorized officers, does hereby certify and adopt this plat designated the herein above described property as **Preston 48 Addition**, an addition to the Town of Prosper. The streets and alleys shown on this plat as access easements are for the use and benefit of the owner of the property of this subdivision, their leases, invitees, and licensees. By acceptance of a deed conveying title to any lot in this subdivision, the owner thereof shall be deemed to have agreed and acknowledged and does certify the following:

- The streets and alleys are dedicated for street and alley purposes.
- Any public improvements and dedications shall be free and clear of all debt, liens, and/or encumbrances.
- The easements and public use areas, as shown are dedicated for the public use forever for the purposes indicated on this plat.
- No 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.
- The Town of Prosper is not responsible for replacing any improvements in, under or over any easements caused by maintenance or repair.
- Utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by the public utilities being subordinate to the public's and Town of Prosper's use thereof.
- The Town of Prosper and public utilities shall have the right to remove and keep removed all or part of any building, fences, trees, shrubs, or other improvements or growths which may in any ways endanger or interfere with the construction, maintenance, or efficiency of their respective systems in the easements.
- The Town of Prosper and public utilities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.

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

Victor Stores, LP, a Texas Limited Partnership  
 BY: Victor Investment, LLC, a Texas Limited Liability Company, its General Partner

Mohamed Sharaf, Vice President

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

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

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

Notary Public in and for the State of Texas

DEVAPP-23-0009

**REPLAT**  
**PRESTON 48 ADDITION**  
**LOT 3R, BLOCK A**  
 Being a 2.379 Acre Tract  
 Being a Replat of all of Lot 2R, Block A  
 of Preston 48 Addition, an addition  
 to the Town of Prosper, as recorded  
 in Instrument Number 2007-171, P.R.C.C.T.  
 also being a portion of Lot 3, Block A of  
 Preston 48 Addition, an addition to the  
 Town of Prosper, as recorded in  
 Cab. P, Pg. 769, P.R.C.C.T.  
 John R. Tunney Survey, Abst. No. 916  
 Town of Prosper, Collin County, Texas



**WINDROSE**  
 LAND SURVEYING | PLATTING  
 1955 LAKEWAY DRIVE, SUITE 220 | LEWISVILLE, TX 75057 | 214.217.2544  
 FIRM REGISTRATION NO. 10174331 | WINDROSESERVICES.COM

DRAWN BY: G.L.C. DATE: 12/12/2022 CHECKED BY: M.P. JOB NO.: D58088

Point of Contact:  
 Mark N. Peoples  
 972-370-5871  
 mark.peoples@windroseservices.com  
 Last Revision Date: 09/14/2023

**ENGINEER**  
 Langan  
 1101 E SE Loop 323  
 Tyler, Texas 75701  
 POC: Shawn Hill  
 Phone: 903-324-8419

**OWNER/DEVELOPER**  
 Victor Stores, LP  
 PO Box 2599  
 Waxahachie, Texas 75165  
 POC: Mohamed Sharaf  
 Phone: 817-517-2051



Access will be provided from East Prosper Trail and North Preston Road. The Site Plan (DEVAPP-23-0075) conforms to the Commercial (C) development standards.

As a companion item, the Replat (DEVAPP-23-0009) is also on the Planning & Zoning Commission agenda for October 3, 2023.

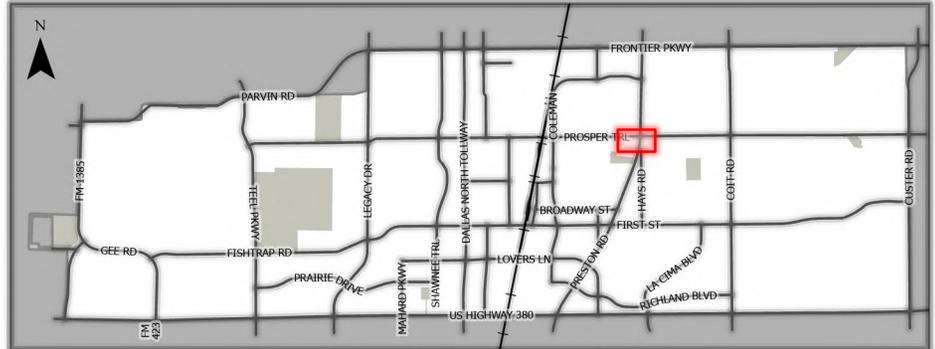
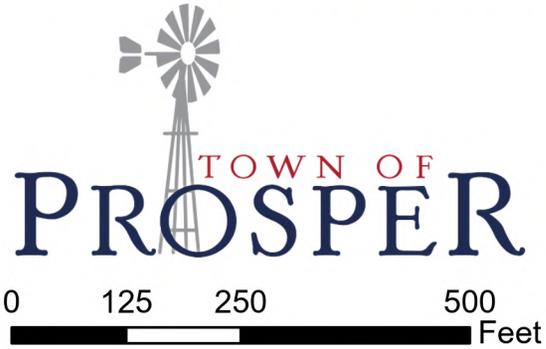
**Attached Documents:**

1. Location Map
2. Site Plan

**Town Staff Recommendation:**

Town staff recommends approval of the Site Plan, subject to:

1. Town staff approval of civil engineering, façade plan, irrigation plan, open space plan, and address plan.
2. Town staff approval of all fire hydrants, fire department connections (FDC) and fire lanes, including widths, radii, and location.

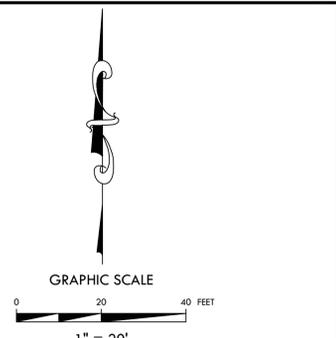


This map for illustration purposes only

DEVAPP-23-0075

Wash Masters

Site Plan



LEGEND	
PROPOSED FACE AND BACK OF CURB	—————
PROPOSED 7" THICK CONCRETE PAVEMENT (REF. TO DETAILS)	▒
PROPOSED 4" WHITE PAVEMENT STRIPING	▨
PROPOSED CONCRETE SIDEWALK (REFER TO DETAILS)	▤
PROPOSED FIRE LINE STRIPING	— FIRELINE —
PAINTED PAVEMENT MARKINGS (REFER TO DETAIL)	←
PROPOSED AUTOMATIC GATE*	—
PROPOSED LICENSE PLATE READER*	▼
PROPOSED PAY BOOTH*	□
PROPOSED LICENSE PLATE READER*	•
*REFER TO OWNER/MANUFACTURE SPECIFICATIONS	

Date	Description	No.
Revisions		

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW, AGENCY APPROVAL, AND COMMENT UNDER THE AUTHORITY OF CARTER P. DELLENEY, P.E. REGISTRATION No. 95239, ON 09/26/23 THIS DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES

**LANGAN**  
 Langan Engineering and Environmental Services, Inc.  
 1101 ESE Loop 323, Suite 101  
 Tyler, TX 75701  
 T: 903.324.8400      www.langan.com  
 TBPE FIRM REG. #F-13709

**CAR WASH REMODEL - PROSPER, TX**  
 PRESTON 48 ADDITION, BLK A, LOT 3R  
 TOWN OF PROSPER  
 CASE #: DEVAPP-23-0075  
 COLLIN COUNTY TEXAS

SITE PLAN	
Project No.	532025801
Date	SEPTEMBER, 2023
Drawn By	SJB
Checked By	MSH
Drawing No.	C4.0

- TOWN OF PROSPER STANDARD NOTES**
- All development standards shall follow Town Standards. Landscaping shall conform to landscape plans approved by the Town of Prosper.
  - All development standards shall follow Fire Requirements per the Town of Prosper.
  - 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.
  - All signage is subject to Building Official approval.
  - Impact fees will be assessed in accordance with the land use classification(s) identified on the Site Data Summary Table; however, changes to the proposed land use at the time of CO and/or finish-out permit may result in additional impact fees and/or parking requirements.
  - The approval of a 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.
  - 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\*\*



THESE PLANS ARE SUBJECT TO REVIEW & APPROVAL BY JURISDICTIONAL ENTITIES.  
 NO 100-YR FLOODPLAIN EXISTS ON THIS SITE.

**!!!CAUTION!!!**  
 EXISTING OVERHEAD & UNDERGROUND UTILITIES IN THE VICINITY. VERIFY LOCATION OF EXISTING UNDERGROUND UTILITIES BY VACUUM EXCAVATION OR OTHER POTHOLES TECHNIQUES.

**\*\*NOTICE TO CONTRACTORS - UTILITIES\*\***  
 THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF ANY EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, THE GOVERNING MUNICIPALITY, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION PROVIDED IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.

**\*\* NOTICE TO CONTRACTORS - TOPOGRAPHIC SURVEY \*\***  
 TOPOGRAPHIC INFORMATION TAKEN FROM A TOPOGRAPHIC SURVEY PERFORMED BY WINDROSE SURVEYING & LAND SERVICES, LLC. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY, IN WRITING, OF ANY DISCREPANCIES OR OMISSIONS TO THE TOPOGRAPHIC INFORMATION. THE CONTRACTOR(S) SHALL BE RESPONSIBLE FOR CONFIRMING THE LOCATION (HORIZONTAL/VERTICAL) OF ANY BURIED CABLES, CONDUITS, PIPES, AND STRUCTURES (STORM SEWER, SANITARY SEWER, WATER, GAS, TELEVISION, TELEPHONE, ETC.) WHICH IMPACT THE CONSTRUCTION SITE. THE CONTRACTOR(S) SHALL NOTIFY THE OWNER AND ENGINEER IF ANY DISCREPANCIES ARE FOUND BETWEEN THE ACTUAL CONDITIONS VERSUS THE DATA CONTAINED IN THE CONSTRUCTION PLANS. ANY COSTS INCURRED AS THE RESULT OF NOT CONFIRMING THE ACTUAL LOCATION (HORIZONTAL/VERTICAL) OF SAID CABLES, CONDUITS, PIPES, AND STRUCTURES SHALL BE BORNE BY THE CONTRACTOR. ADDITIONALLY, THE CONTRACTOR(S) SHALL NOTIFY THE OWNER AND ENGINEER IF ANY ERRORS OR DISCREPANCIES ARE FOUND ON THE CONSTRUCTION DOCUMENTS (PS&E), WHICH NEGATIVELY IMPACT THE PROJECT. THE ENGINEER AND OWNER SHALL BE INDEMNIFIED OF PROBLEMS AND/OR COST WHICH MAY RESULT FROM CONTRACTOR'S FAILURE TO NOTIFY ENGINEER AND OWNER.



## PLANNING

**To:** Planning & Zoning Commission **Item No. 5d**

**From:** Jerron Hicks, Planner

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

**Re:** Planning & Zoning Commission Meeting – October 3, 2023

---

**Agenda Item:**

Consider and act upon a Final Plat for Pearls of Prosper, Block A, Lots 1-14 & Lot 1X, Block B, Lots 1-4 & Lot 2X, Block C, Lots 1-14, Block D, Lot 1, Block E, Lot 1, and Block F, Lot 1, on 23.2± acres, located on the southwest corner of West Prosper Trail and North Legacy Drive. The property is zoned Planned Development-14 (PD-14) The Parks at Legacy. (DEVAPP-23-0078)

**Description of Agenda Item:**

The purpose of the Final Plat is to build a residential subdivision with 32 single-family lots and 5 open space lots. The plat conforms to the Planned Development-14 (PD-14) development standards.

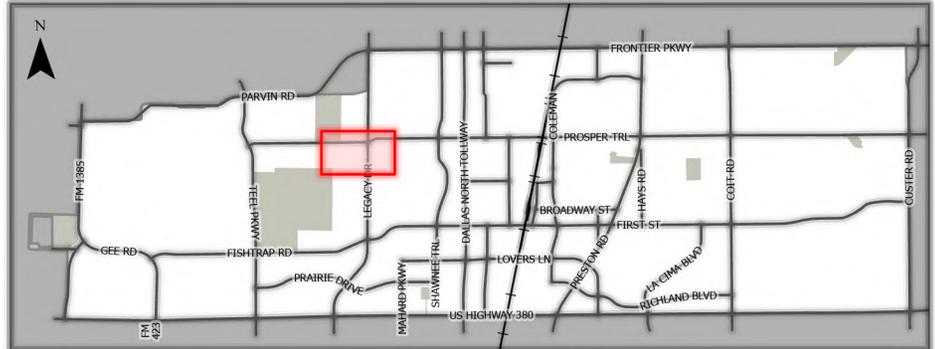
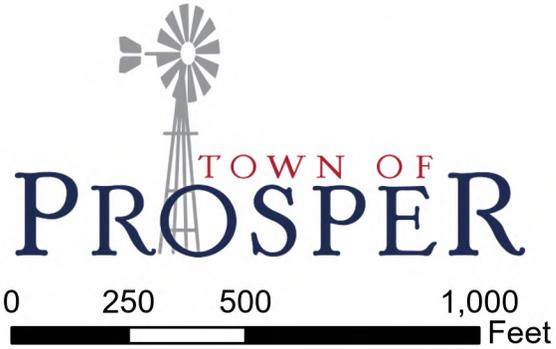
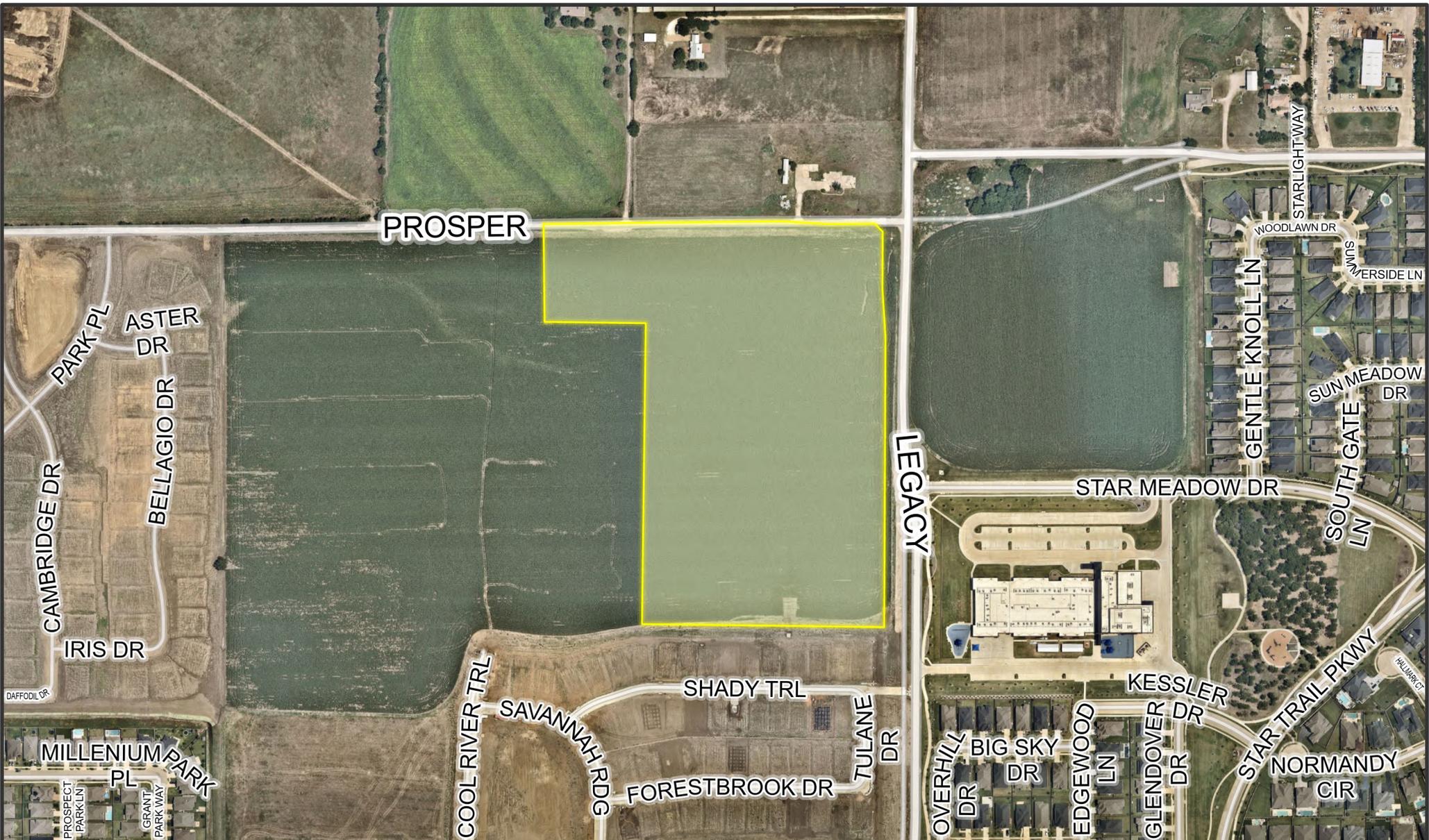
**Attached Documents:**

1. Location Map
2. Final Plat

**Town Staff Recommendation:**

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

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

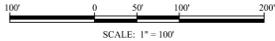
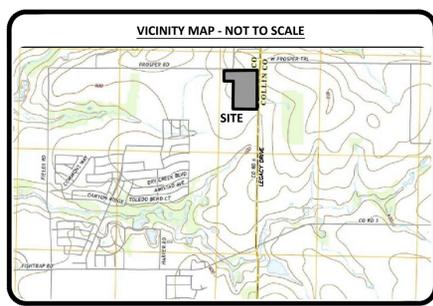


This map for illustration purposes only

**DEVAPP-23-0078**

Pearls of Prosper

Final Plat



(NOW OR FORMERLY)  
THE LEONARD AND NORMA E.  
MCCASLAND REVOCABLE LIVING TRUST  
VOL. 4683, PG. 1919  
D.R.D.C.T.

(NOW OR FORMERLY)  
BLUE STAR ALLEN LAND, LP  
DOC # 2011-60030  
O.P.R.D.C.T.

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

**CERTIFICATE OF APPROVAL**

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ BY THE  
DIRECTOR OF DEVELOPMENT SERVICES OF THE TOWN OF PROSPER, TEXAS

\_\_\_\_\_  
TOWN SECRETARY

\_\_\_\_\_  
ENGINEERING DEPARTMENT

\_\_\_\_\_  
PLANNING AND ZONING COMMISSION

STATE OF TEXAS §  
COUNTY OF COLLIN §

WHEREAS PEARLS OF PROSPER HOLDING COMPANY, LLC is the owner of a tract of land out of the J.H. Durrett Survey, Abstract Number 350, in the Town of Prosper, Denton County, Texas, and being a portion of that same tract of land described by deed to Pearls of Prosper Holding Company, LLC as recorded under Document Number 2022-36684, Official Public Records of Denton County, Texas, (O.P.R.D.C.T.), the subject tract being more particularly described by metes and bounds as follows (bearings are based on State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD '83)):

**BEGINNING** at a point in the west line of said Pearls of Prosper tract for the northwest corner of the herein described tract from which a 1/2 inch rebar with an illegible red cap found in a gravel road for the northwest corner of said Pearls of Prosper tract bears North 00 degrees 38 minutes 49 seconds West, a distance of 45.00 feet;

**THENCE** through the interior of said Pearls of Prosper tract, the following calls:

- North 89 degrees 21 minutes 11 seconds East, a distance of 733.07 feet to a 1/2 inch rebar with pink cap stamped, "BARTON CHAPA" set (hereinafter called "capped rebar set");
- South 86 degrees 27 minutes 10 seconds East, a distance of 150.40 feet to a capped rebar set;
- North 89 degrees 21 minutes 11 seconds East, a distance of 137.00 feet to a capped rebar set;
- South 45 degrees 11 minutes 53 seconds East, a distance of 35.08 feet to a capped rebar set;
- South 00 degrees 15 minutes 03 seconds East, a distance of 175.19 feet to a capped rebar set;
- South 03 degrees 33 minutes 47 seconds East, a distance of 150.33 feet to a capped rebar set;
- South 00 degrees 15 minutes 03 seconds West, a distance of 889.95 feet to a capped rebar set in the south line of said Pearls of Prosper tract, from which the southeast corner thereof bears South 89 degrees 16 minutes 39 seconds East, a distance of 60.00 feet, from said southeast corner a 1/2 inch rebar with an illegible red cap found bears South 71 degrees East, a distance of 0.54 feet;

**THENCE** with the perimeter and to the corner of said Pearls of Prosper tract the following calls:

- North 89 degrees 16 minutes 39 seconds West, a distance of 746.37 feet to a 1/2 inch rebar found;
- North 00 degrees 43 minutes 21 seconds East, a distance of 924.87 feet to a point from which a disturbed 1/2 inch rebar found bears North 24 degrees East, a distance of 0.39 feet;
- North 89 degrees 16 minutes 39 seconds West, a distance of 311.68 feet to a 1/2 inch rebar found;
- North 00 degrees 38 minutes 49 seconds West, a distance of 301.25 feet to the **POINT OF BEGINNING** and enclosing 23.218 acres (1,011,358 square feet) of land, more or less.

**NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS**

THAT PEARLS OF PROSPER HOLDING COMPANY, LLC does hereby certify and adopt this plat designating the herein above described property as **PEARLS OF PROSPER, LOTS 1-14 & LOT 1X, BLOCK A; LOTS 1-4 & LOT 2X, BLOCK B; LOTS 1-14, BLOCK C; LOT 1, BLOCK D; LOT 1, BLOCK E; & LOT 1, BLOCK F**, and does hereby dedicate to the public use forever, the streets and alleys shown thereon.

PEARLS OF PROSPER HOLDING COMPANY, LLC, does herein certify the following:

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

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

ACCESS EASEMENT

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

LANDSCAPE EASEMENT

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

PEARLS OF PROSPER HOLDING COMPANY, LLC

By: \_\_\_\_\_  
Authorized Representative, Print Name/Title: \_\_\_\_\_

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

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

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

Notary Public in and for the State of Texas

Known All Men By These Presents:  
That I, John H. Barton III, do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision Regulation of the Town of Prosper, Texas.

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

John H. Barton, RPLS #6737

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

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

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

Notary Public in and for the State of Texas

ENGINEER

5200 State Highway 121  
Colleyville, TX 76034  
Phone: 817-488-4960

**BARTON CHAPA SURVEYING, LLC**  
John H. Barton III, RPLS #6737  
5200 State Highway 121  
Colleyville, TX 76034  
Phone: 817-864-1957  
jack@bcsdfw.com  
TBPLS Firm# 10194474

**OWNER/DEVELOPER**  
PEARLS OF PROSPER HOLDING COMPANY, LLC  
9100 Independence Parkway,  
Apt. #1707  
Plano, TX 75025

JOB NO. 2020.057.002  
DRAWN: BCS  
CHECKED: JHB

TABLE OF REVISIONS	
DATE	SUMMARY

**PEARLS OF PROSPER**

**PROSPER, TEXAS**

SHEET:  
**VO1**

**LOT AREA TABULATION**

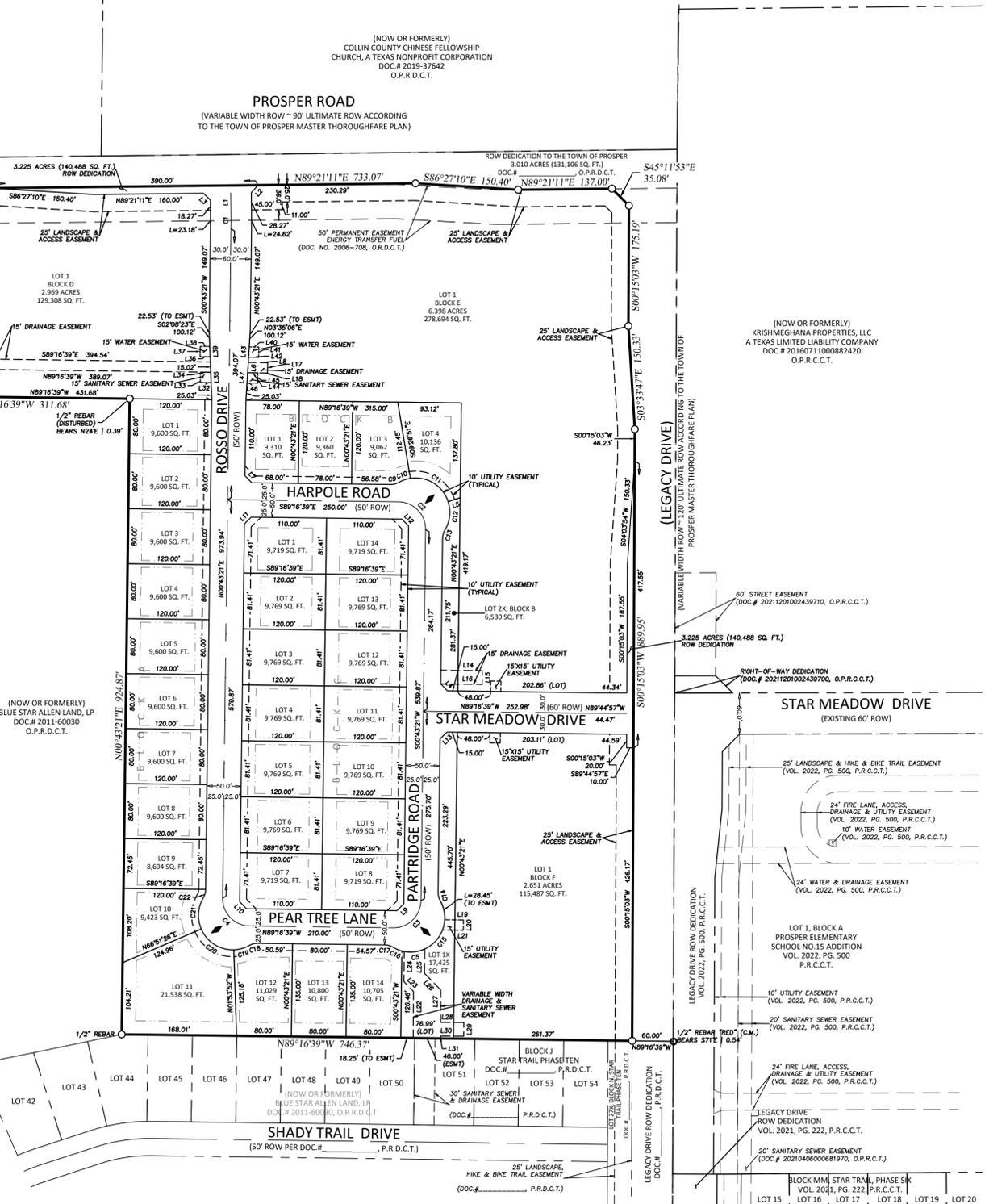
LOT	BLOCK	SQ. FT.	ACRES
1	A	9,600	0.220
2	A	9,600	0.220
3	A	9,600	0.220
4	A	9,600	0.220
5	A	9,600	0.220
6	A	9,600	0.220
7	A	9,600	0.220
8	A	9,600	0.220
9	A	8,694	0.200
10	A	9,423	0.216
11	A	21,538	0.494
12	A	11,029	0.253
13	A	10,800	0.248
14	A	10,705	0.246
1X	A	17,425	0.400
1	B	9,310	0.214
2	B	9,360	0.215
3	B	9,062	0.208
4	B	10,136	0.233
2X	B	6,530	0.150
1	C	9,719	0.223
2	C	9,769	0.224
3	C	9,769	0.224
4	C	9,769	0.224
5	C	9,769	0.224
6	C	9,769	0.224
7	C	9,719	0.223
8	C	9,719	0.223
9	C	9,769	0.224
10	C	9,769	0.224
11	C	9,769	0.224
12	C	9,769	0.224
13	C	9,769	0.224
14	C	9,719	0.223
1	D	129,308	2.969
1	E	278,694	6.398
1	F	115,487	2.651

Line #	Distance	Bearing	Line #	Distance	Bearing
L1	28.27'	N00°38'49"W	L25	35.44'	S00°43'21"W
L2	14.87'	N41°37'36"E	L26	34.14'	S44°16'27"E
L3	14.14'	S45°38'49"E	L27	46.83'	S00°07'51"W
L4	14.14'	N44°16'39"W	L28	33.91'	S89°20'21"E
L5	18.69'	S71°51'43"W	L29	20.00'	S00°39'39"W
L6	15.02'	N03°35'06"E	L30	33.78'	N89°20'21"W
L7	14.14'	N44°16'39"W	L31	3.45'	S00°17'09"W
L8	28.25'	S89°16'39"E	L32	15.73'	N89°16'39"W
L9	14.14'	S45°43'21"W	L33	15.00'	N00°43'21"E
L10	14.14'	N44°16'39"W	L34	14.98'	S89°16'39"E
L11	14.14'	N45°43'21"E	L35	15.02'	S02°08'23"E
L12	14.14'	S44°16'39"E	L36	14.65'	N89°16'39"W
L13	14.14'	N45°43'21"E	L37	15.00'	N00°43'21"E
L14	60.32'	S89°16'39"E	L38	13.90'	S89°16'39"E
L15	20.00'	S00°00'00"E	L39	15.02'	S02°08'23"E
L16	60.57'	N89°16'39"W	L40	13.90'	S89°16'39"E
L17	15.00'	S00°43'21"W	L41	15.00'	S00°43'21"W
L18	29.00'	N89°16'39"W	L42	14.65'	N89°16'39"W
L19	27.52'	S89°32'53"E	L43	15.02'	N03°35'06"E
L20	15.00'	S00°27'07"W	L44	14.98'	S89°16'39"E
L21	30.64'	N89°32'53"E	L45	15.00'	S00°43'21"W
L22	67.75'	N00°17'09"W	L46	15.73'	N89°16'39"W
L23	20.14'	N44°16'27"W	L47	16.02'	N03°35'06"E
L24	43.74'	N00°43'21"E			

Curve #	Arc	Radius	Delta	Chord Bearing	Chord
C1	23.90'	1000.00'	001°22'10"	N00°02'16"E	23.90'
C2	62.83'	40.00'	090°00'00"	S44°16'39"E	56.57'
C3	62.83'	40.00'	090°00'00"	S45°43'21"W	56.57'
C4	62.83'	40.00'	090°00'00"	N44°16'39"W	56.57'
C5	30.77'	50.00'	035°15'19"	N82°52'58"E	30.28'
C9	13.06'	25.00'	029°55'35"	S75°45'34"W	12.91'
C10	17.82'	50.00'	020°25'06"	S71°00'19"W	17.72'
C11	70.38'	50.00'	080°38'52"	N58°27'43"W	64.71'
C12	42.57'	50.00'	048°47'13"	N06°15'20"E	41.30'
C13	13.06'	25.00'	029°55'35"	N15°41'09"E	12.91'
C14	13.06'	25.00'	029°55'35"	N14°14'26"W	12.91'
C15	116.77'	50.00'	133°48'10"	N37°41'51"E	91.98'
C16	14.01'	50.00'	016°03'00"	S67°22'34"E	13.96'
C17	13.06'	25.00'	029°55'35"	S74°18'51"E	12.91'
C18	13.06'	25.00'	029°55'35"	N75°45'34"E	12.91'
C19	23.83'	50.00'	027°18'22"	N74°26'57"E	23.60'
C20	60.00'	50.00'	068°45'18"	S57°31'13"E	56.46'
C21	46.94'	50.00'	053°47'30"	S03°45'11"W	45.24'
C22	13.06'	25.00'	029°55'35"	S15°41'09"W	12.91'



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

Notary Public in and for the State of Texas

Known All Men By These Presents:  
That I, John H. Barton III, do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision Regulation of the Town of Prosper, Texas.

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

John H. Barton, RPLS #6737

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

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

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

Notary Public in and for the State of Texas

**FINAL PLAT | DEVAPP-23-0078**  
**PEARLS OF PROSPER**  
**LOTS 1-14 & LOT 1X, BLOCK A; LOTS 1-4 & LOT 2X, BLOCK B; LOTS 1-14, BLOCK C; LOT 1, BLOCK D; LOT 1, BLOCK E; & LOT 1, BLOCK F**  
32 SINGLE FAMILY LOTS, 5 OPEN SPACE LOTS  
BEING 23.218 ACRES OUT OF THE J.H. DURRETT SURVEY, ABSTRACT #350  
AN ADDITION IN THE TOWN OF PROSPER, COLLIN COUNTY, TEXAS  
PREPARED APRIL 2023



## PLANNING

**To:** Planning & Zoning Commission

**Item No. 5e**

**From:** Jerron Hicks, Planner

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

**Re:** Planning & Zoning Commission Meeting – October 3, 2023

---

**Agenda Item:**

Consider and act upon a Final Plat for Star Trail, Phase 14, Block J, Lots 1-37, Lot 2X, and Lot 6X, Block K, Lots 1-17 & Lot 4X, on 15.9± acres, located south of West Prosper Trail and west of North Legacy Drive. The property is zoned Planned Development-66 (PD-66) Star Trail. (DEVAPP-23-0157)

**Description of Agenda Item:**

The purpose of the Final Plat is to build a residential subdivision with 54 single-family lots and 3 common area lots. The plat conforms to the Planned Development-66 (PD-66) development standards.

**Attached Documents:**

1. Location Map
2. Final Plat

**Town Staff Recommendation:**

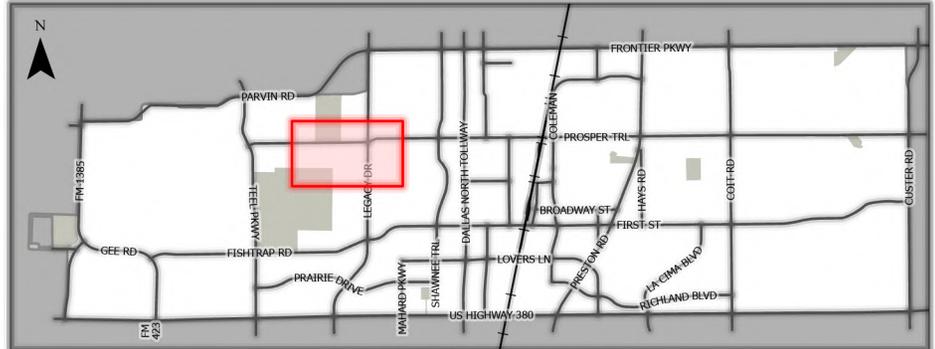
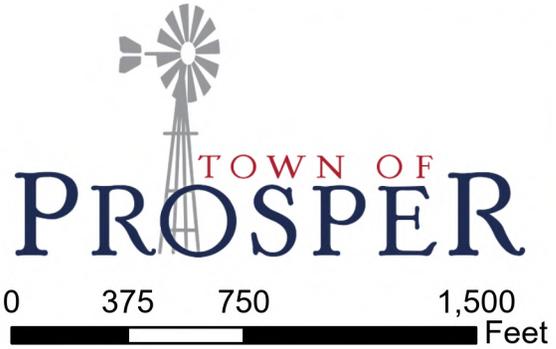
Town staff recommends approval of the Final Plat, subject to:

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



PROSPER

LEGACY

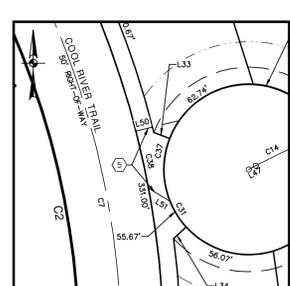
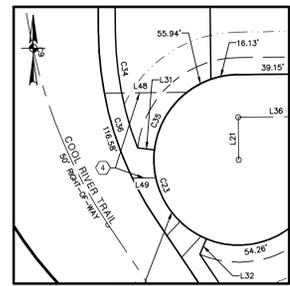
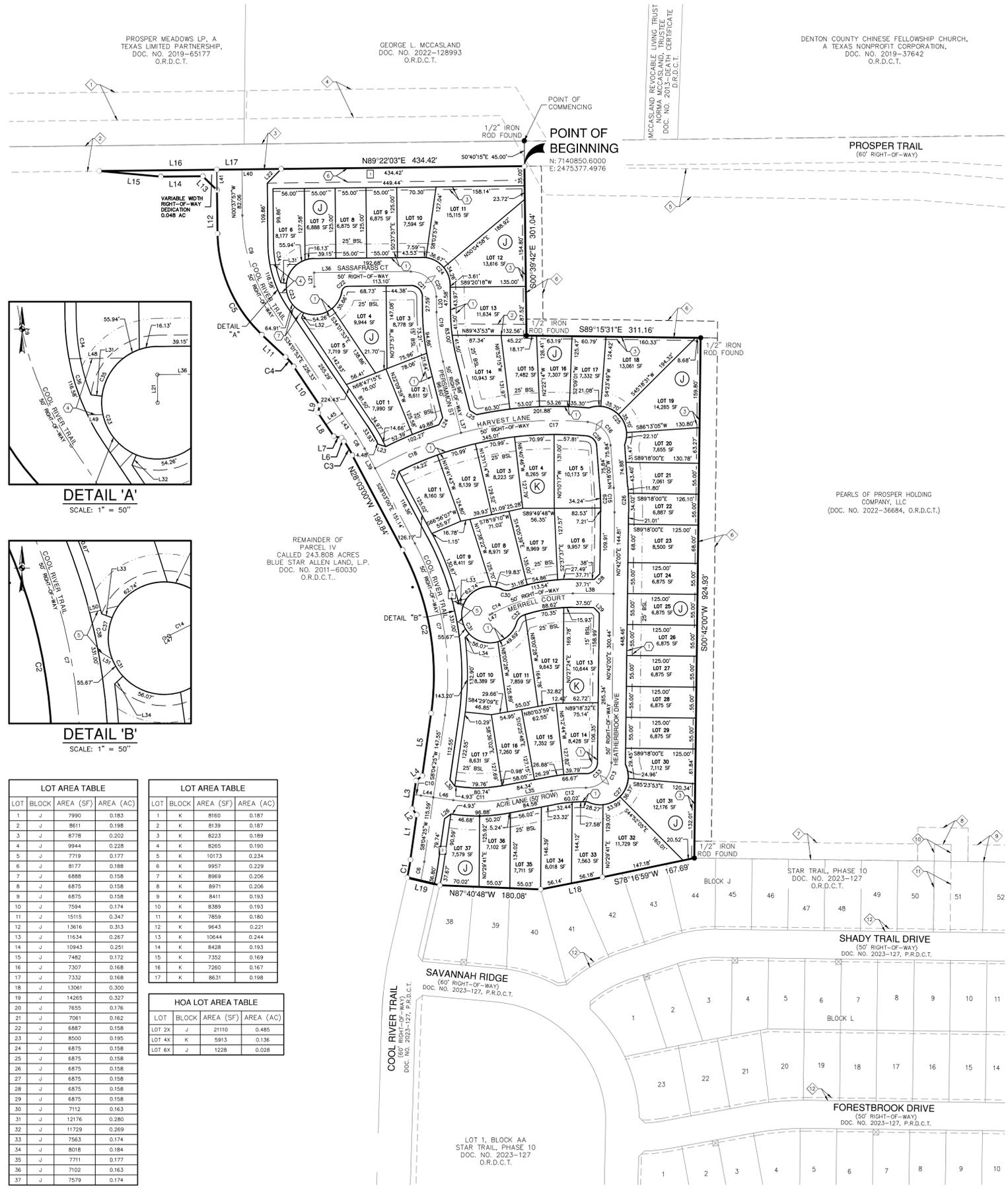


DEVAPP-23-0157

Star Trail Phase 2

Final Plat

This map for illustration purposes only



LOT BLOCK	AREA (SF)	AREA (AC)
1 J	7990	0.183
2 J	8611	0.198
3 J	8778	0.202
4 J	9944	0.228
5 J	7719	0.177
6 J	8177	0.188
7 J	6888	0.158
8 J	6875	0.158
9 J	6875	0.158
10 J	7594	0.174
11 J	15115	0.347
12 J	13616	0.313
13 J	11634	0.267
14 J	10943	0.251
15 J	7482	0.172
16 J	7307	0.168
17 J	7332	0.168
18 J	13061	0.300
19 J	14265	0.327
20 J	7655	0.176
21 J	7061	0.162
22 J	6887	0.158
23 J	8500	0.195
24 J	6875	0.158
25 J	6875	0.158
26 J	6875	0.158
27 J	6875	0.158
28 J	6875	0.158
29 J	6875	0.158
30 J	7112	0.163
31 J	12176	0.280
32 J	11729	0.269
33 J	7563	0.174
34 J	8018	0.184
35 J	7711	0.177
36 J	7102	0.163
37 J	7579	0.174

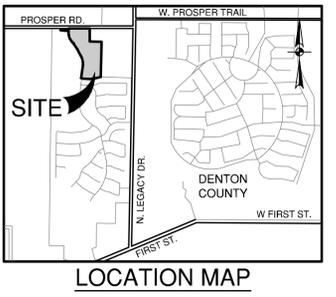
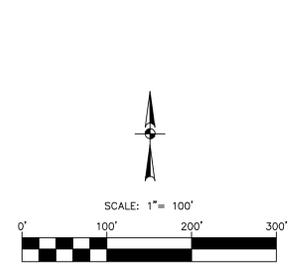
LOT BLOCK	AREA (SF)	AREA (AC)
1 K	8160	0.187
2 K	8139	0.187
3 K	8223	0.189
4 K	8265	0.190
5 K	10173	0.234
6 K	9957	0.229
7 K	8969	0.206
8 K	8971	0.206
9 K	8411	0.193
10 K	8389	0.193
11 K	7859	0.180
12 K	9643	0.221
13 K	10644	0.244
14 K	8428	0.193
15 K	7352	0.169
16 K	7260	0.167
17 K	8631	0.198

LOT	BLOCK	AREA (SF)	AREA (AC)
LOT 2X	J	21110	0.485
LOT 4X	K	5913	0.136
LOT 6X	J	1228	0.028

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	375.00'	457.42'	N10°33'16"E	32.46'
C2	475.00'	360.726'	N9°59'18"W	294.54'
C3	275.00'	558.52'	N31°02'26"W	28.69'
C4	100.00'	1254.14'	N40°29'00"W	22.47'
C5	250.00'	4818.09'	S23°47'02"E	196.58'
C6	400.00'	457.42'	N10°33'16"E	34.63'
C7	500.00'	360.726'	N9°59'18"W	310.04'
C8	300.00'	558.52'	N31°02'26"W	31.30'
C9	300.00'	3323.55'	S17°19'55"E	172.41'
C10	300.00'	223.56'	N83°07'33"W	12.56'
C11	300.00'	1830.13'	N88°49'19"E	96.46'
C12	300.00'	1146.32'	S84°54'56"W	61.55'
C13	45.00'	9006.12'	N45°45'06"E	63.70'
C14	300.00'	2841.11'	S76°06'49"W	148.64'
C15	500.00'	5007.00'	N148°00"W	43.62'
C16	45.00'	8034.17'	N44°35'09"W	58.19'
C17	650.00'	2006.98'	S85°04'14"W	227.04'
C18	650.00'	1439.23'	S67°41'03"W	165.82'
C19	375.00'	1335.15'	S72°19'E	88.72'
C20	45.00'	8958.15'	N45°38'50"W	63.62'
C21	20.00'	8958.15'	N45°38'50"W	28.26'
C22	10.50'	8000.20'	S49°21'53"W	13.50'
C23	50.00'	26000.20'	S40°38'07"E	76.60'
C24	50.00'	8958.15'	N45°38'50"W	70.69'
C25	50.00'	13117.47'	N44°02'33"W	91.10'
C26	525.00'	5700.00'	N148°00"W	45.80'
C27	50.00'	14136.42'	N45°39'50"E	94.44'
C28	20.00'	8034.17'	N44°35'09"W	25.86'
C29	475.00'	5700.00'	N148°00"W	41.44'
C30	20.00'	4529.08'	S86°51'01"E	15.44'
C31	50.00'	27936.23'	S23°56'39"E	64.54'
C32	20.00'	5844.26'	S44°07'22"W	18.70'
C33	20.00'	9006.12'	N45°45'06"E	28.31'
C34	190.00'	20460.25'	S11°01'10"E	68.01'
C35	50.00'	6440.01'	S20°19'50"W	53.48'
C36	200.00'	15044.32'	N18°17'21"W	52.47'
C37	50.00'	5653.55'	N6°34'17"E	47.64'
C38	525.00'	3444.35'	S12°32'50"E	34.29'

LINE #	BEARING	LENGTH
L1	N8°04'25"E	80.59'
L2	N37°00'27"W	14.12'
L3	N8°04'25"E	50.01'
L4	N53°00'26"E	14.16'
L5	N8°04'25"E	112.55'
L6	N34°15'3"W	7.79'
L7	N79°15'3"W	14.14'
L8	N34°15'3"W	50.00'
L9	N10°38'0"E	14.14'
L10	N34°15'3"W	82.77'
L11	N46°58'07"W	57.73'
L12	N03°37'57"W	77.17'
L13	N45°36'22"W	35.34'
L14	S89°22'03"W	75.02'
L15	N84°39'04"W	110.60'
L16	N89°21'40"E	210.00'
L17	N89°23'29"E	115.00'
L18	S78°55'06"W	112.32'
L19	N76°53'53"W	60.00'
L20	S039'42"E	27.59'
L21	N03°37'57"W	25.00'
L22	N44°22'03"E	35.36'
L23	N72°32'55"W	14.27'
L24	S29°07'17"W	14.54'
L25	N58°19'53"W	14.37'
L26	N53°04'25"E	14.14'
L27	N17°28'59"E	14.00'
L28	N45°34'42"E	14.17'
L29	N44°25'18"W	14.11'
L30	N36°53'57"W	14.14'
L31	S83°24'4"E	10.00'
L32	N22°24'41"E	10.00'
L33	S68°45'45"E	10.00'
L34	N47°28'40"E	10.00'
L35	N79°34'12"E	80.38'
L36	S89°23'03"W	172.69'
L37	S14°49'17"E	130.78'
L38	S89°32'36"E	72.63'
L39	S28°33'09"E	39.70'
L40	N89°23'29"E	115.00'
L41	S03°37'57"E	36.55'
L42	S34°01'53"E	42.79'
L43	S81°55'35"E	22.44'
L44	N55°58'07"E	35.00'
L45	S81°55'35"E	35.86'
L46	N61°46'13"E	4.69'
L47	N89°22'03"E	48.74'
L48	S89°22'03"E	13.83'
L49	S76°23'59"W	26.23'
L50	S58°36'34"E	14.75'

TYPE 'A' LOTS	MINIMUM SQUARE FOOT	6,875 SF
MINIMUM SETBACKS	25' FRONT, 7' SIDE, 25' REAR	
MINIMUM SIDE SETBACK ADJ TO STREET	15' SIDE ON CORNER LOT	
MINIMUM WIDTH & DEPTH	55' X 125'	
TYPICAL TYPE 'A' LOTS =	54	
GROSS SITE AREA	15,890 AC	
RIGHT-OF-WAY DEDICATION	4,496 AC	
NET ACREAGE	11,394 AC	
RESIDENTIAL LOTS	54	10,745
NATURAL OPEN SPACE	3	0.649
LOT DENSITY	3.98 LOTS/ACRE	



SYMBOL	DESCRIPTION
●	OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS
○	DEED RECORDS, DENTON COUNTY, TEXAS
□	MAP RECORDS, DENTON COUNTY, TEXAS
▭	VOLUME, PAGE
INSTR. NO.	INSTRUMENT NUMBER
AC	ACRE(S)
CM	CONTROL MONUMENT
SF	SQUARE FEET
○	FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
○	SET 1/2" IRON ROD WITH CAP STAMPED "AG PROP COR" (UNLESS NOTED OTHERWISE)
—	CENTERLINE
◇	STREET NAME CHANGE

- KEYNOTES**
- Ⓐ BLOCK LETTER
  - ① 10-FOOT UTILITY EASEMENT (BY THIS PLAT)
  - ② 20' DRAINAGE EASEMENT (0.061 AC) (BY THIS PLAT)
  - ③ 5' WALL MAINTENANCE EASEMENT (BY THIS PLAT)
  - ④ 50-FOOT SANITARY & STORM EASEMENT (0.031 AC) (BY THIS PLAT)
  - ⑤ VARIABLE WIDTH WATER, SANITARY, & STORM EASEMENT (0.013 AC) (BY THIS PLAT)
  - ⑥ 25' REQUIRED HIKE AND BIKE TRAIL EASEMENT (BY THIS PLAT)
  - ⑦ 15' WATERLINE EASEMENT (0.005 AC) (BY THIS PLAT)
  - ⑧ LOT 2X, BLOCK J 0.485 AC, 21110 SF
  - ⑨ LOT 4X, BLOCK K 0.136 AC, 5913 SF
  - ⑩ LOT 6X, BLOCK J 0.028 AC, 1228 SF
  - ⑪ 30' TEMPORARY CONSTRUCTION EASEMENT (DOC. NO. 2022-121365, O.R.D.C.T.)
  - ⑫ TRACT TWO TEMPORARY GRADING EASEMENT (DOC. NO. 2022-115261, O.R.D.C.T.)
  - ⑬ 45' RIGHT-OF-WAY EASEMENT (DOC. NO. 2023-81323, O.R.D.C.T.)
  - ⑭ 30' DRAINAGE AND SANITARY SEWER AND TEMPORARY CONSTRUCTION EASEMENT (DOC. NO. 2022-121362, O.R.D.C.T.)
  - ⑮ 45' RIGHT-OF-WAY EASEMENT (DOC. NO. 2023-81323, O.R.D.C.T.)
  - ⑯ 30' SANITARY SEWER AND DRAINAGE EASEMENT (DOC. NO. 2023-127, P.R.D.C.T.)
  - ⑰ GAS PIPELINE EASEMENT ENERGY TRANSFER FUEL, LP (DOC. NO. 2005-142078, O.R.D.C.T.)
  - ⑱ GAS PIPELINE EASEMENT ENERGY TRANSFER FUEL, LP (DOC. NO. 2006-708, O.R.D.C.T.)
  - ⑲ 30' TEMPORARY GRADING AND DRAINAGE EASEMENT (INST. NO. \_\_\_\_\_ O.P.R.D.C.T.)
  - ⑳ TRACT ONE TEMPORARY GRADING EASEMENT (DOC. NO. 2022-115261, O.R.D.C.T.)

- NOTES**
- DEVELOPER TO INSTALL ALL SIDEWALKS ALONG RIGHT-OF-WAY FRONTAGE OF HOA LOTS.
  - ALL DEVELOPMENT WILL COMPLY WITH ALL ZONING AND SUBDIVISION ORDINANCE REQUIREMENTS.
  - COMMON AREA LOT 2X AND LOT 6X, BLOCK J AND LOT 4X, BLOCK K SHALL BE DEDICATED AS LANDSCAPING, TRAILS, AND PEDESTRIAN ACCESS EASEMENTS TO BE OWNED AND MAINTAINED BY THE HOA.
  - SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF TOWN ORDINANCE AND STATE LAW AND IS SUBJECT TO A FINE AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
  - BASIS OF BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD83, TEXAS NORTH CENTRAL ZONE (4202) NORTH AMERICAN DATUM 1983 (NAZ01) EPOCH 2010.00.
  - ALL LOT CORNERS SHALL BE MONUMENTED WITH A 1/2" IRON ROD WITH A YELLOW PLASTIC CAP.
  - "X" CUTS SET IN CONCRETE STREET PAVING AT ALL INTERSECTIONS AND POINTS OF CURVATURE.
  - ALL LOTS SIDING OR BACKING A PUBLIC PARK, PUBLIC HIKE & BIKE TRAIL OR TOWN THOROUGHFARE SHALL HAVE A DECORATIVE METAL FENCE.
  - 5.084 ACRES (220,587 SF) OF STREET RIGHT-OF-WAY IS BEING DEDICATED BY FEE SIMPLE TO THE TOWN OF PROSPER.
  - LANDSCAPE EASEMENTS SHALL REMAIN EXCLUSIVE OF ALL OTHER TYPES OF EASEMENTS UNLESS APPROVED BY TOWN COUNCIL.
  - THIS PLAT IS SUBJECT TO THE ADDITIONAL RESIDENTIAL ZONING STANDARDS OUTLINED IN ORDINANCE 15-55.
  - LOTS IN THIS PHASE ARE SUBJECT TO IMPACT FEES ORDINANCE 17-14.
  - NO FLOODPLAIN EXISTS ON THIS SITE.

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

**FINAL PLAT OF**  
**STAR TRAIL, PHASE 14**  
 BLOCK J - BLOCK K  
 CASE NO. DEVAPP-23-0157

LOTS 1-37, BLOCK J & LOTS 1-17, BLOCK K  
 COMMON AREA LOT 2X, LOT 6X, BLOCK J,  
 LOT 4X, BLOCK K

**ENGINEER:**  
 PAPE-DAWSON CONSULTING ENGINEERS, LLC.  
 6105 TENNYSON PARKWAY, STE 210  
 PLANO, TEXAS 75024  
 TEL: (214) 420-8494  
 CONTACT: DUSTIN E. WENTZ, P.E.

**SURVEYOR:**  
 ALLIANCE GEOSERVICES  
 3420 STEVEN DRIVE  
 PLANO, TEXAS 75023  
 TEL: (214) 3072560  
 CONTACT: JESUS LAJARA, RPLS

BEING 15,890 ACRES SITUATED IN THE  
 J.M. DURRETT SURVEY, ABSTRACT NO. 350,  
 IN THE TOWN OF PROSPER, DENTON COUNTY, TEXAS.

54 RESIDENTIAL LOTS  
 3 COMMON AREA LOTS

**PAPE-DAWSON ENGINEERS**  
 6105 TENNYSON PKWY, STE 210 | PLANO, TX 75024 | 214.420.8494  
 TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #1019490  
 DATE OF PREPARATION: SEPTEMBER 27, 2023

**OWNERS CERTIFICATE:**

STATE OF TEXAS §  
COUNTY OF DENTON §

BEING A TRACT OF LAND, LOCATED IN THE J.M. DURRETT SURVEY, ABSTRACT NO. 350, DENTON COUNTY, TEXAS, AND BEING PART OF THAT TRACT OF LAND CONVEYED AS PARCEL IV IN DEED TO BLUE STAR ALLEN LAND, L.P., ACCORDING TO THE DOCUMENT OF RECORD FILED IN DOCUMENT NUMBER 2011-60936, OFFICIAL RECORDS, DENTON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 1/2" IRON ROD FOUND IN THE SOUTH LINE OF THAT TRACT OF LAND CONVEYED IN DEED TO GEORGE L. MCCASLAND, ACCORDING TO THE DOCUMENT OF RECORD FILED IN DOCUMENT NUMBER 2022-128993, OFFICIAL RECORDS, DENTON COUNTY, TEXAS, FOR THE COMMON NORTHEAST CORNER OF SAID PARCEL IV, AND THE NORTHWEST CORNER OF THAT TRACT OF LAND CONVEYED IN DEED TO PEARLS OF PROSPER HOLDING COMPANY, LLC, ACCORDING TO THE DOCUMENT OF RECORD FILED IN DOCUMENT NUMBER 2022-36684, OFFICIAL RECORDS, DENTON COUNTY, TEXAS;

THENCE S 00°39'42" E, CONTINUING WITH EAST LINE OF SAID PARCEL IV, AND THE WEST LINE OF SAID PEARLS OF PROSPER HOLDING, A DISTANCE OF 45.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "AG PROP COR" SET FOR POINT OF BEGINNING OF THE TRACT OF LAND DESCRIBED HEREIN;

THENCE ALONG THE COMMON EAST LINE OF SAID PARCEL IV, AND THE WEST LINE OF SAID PEARLS OF PROSPER HOLDING COMPANY, LLC TRACT, THE FOLLOWING COURSES AND DISTANCES:

S 00°39'42" E, A DISTANCE OF 301.04 FEET TO A 1/2" IRON ROD FOUND, FOR THE COMMON INTERIOR ELL CORNER OF SAID PARCEL IV, AND AN EXTERIOR ELL CORNER OF SAID PEARLS OF PROSPER HOLDING COMPANY, LLC TRACT;

S 89°15'31" E, A DISTANCE OF 311.16 FEET TO A 1/2" IRON ROD FOUND, FOR THE COMMON EXTERIOR ELL CORNER OF SAID PARCEL IV, AND AN INTERIOR ELL CORNER OF SAID PEARLS OF PROSPER HOLDING COMPANY, LLC TRACT;

S 00°42'00" W, A DISTANCE OF 924.93 FEET TO A 1/2" IRON ROD FOUND, FOR THE COMMON INTERIOR ELL CORNER OF SAID PARCEL IV, AND THE SOUTHWEST CORNER OF SAID PEARLS OF PROSPER HOLDING COMPANY, LLC TRACT;

THENCE OVER AND ACROSS SAID PARCEL IV, THE FOLLOWING COURSES AND DISTANCES:

S 78°16'59" W, A DISTANCE OF 167.69 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "AG PROP COR" SET;

S 78°55'06" W, A DISTANCE OF 112.32 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "AG PROP COR" SET;

N 87°40'48" W, A DISTANCE OF 180.08 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "AG PROP COR" SET;

N 76°57'53" W, A DISTANCE OF 60.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "AG PROP COR" SET AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 375.00 FEET, A CENTRAL ANGLE OF 04°57'42", A CHORD BEARING AND DISTANCE OF N 10°33'16" E - 32.46 FEET;

ALONG SAID CURVE TO THE LEFT, AN ARC LENGTH OF 32.47 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "AG PROP COR" SET;

N 08°04'25" E, A DISTANCE OF 80.59 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "AG PROP COR" SET;

N 37°00'27" W, A DISTANCE OF 14.12 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "AG PROP COR" SET;

N 08°04'25" E, A DISTANCE OF 50.01 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "AG PROP COR" SET;

N 53°00'26" E, A DISTANCE OF 14.16 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "AG PROP COR" SET;

N 08°04'25" E, A DISTANCE OF 112.55 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "AG PROP COR" SET AT THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 475.00 FEET, A CENTRAL ANGLE OF 03°07'26", A CHORD BEARING AND DISTANCE OF N 09°59'18" W - 294.54 FEET;

ALONG SAID CURVE TO THE LEFT, AN ARC LENGTH OF 299.48 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "AG PROP COR" SET;

N 28°03'00" W, A DISTANCE OF 190.84 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "AG PROP COR" SET AT THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 275.00 FEET, A CENTRAL ANGLE OF 05°58'52", A CHORD BEARING AND DISTANCE OF N 31°02'26" W - 28.69 FEET;

ALONG SAID CURVE TO THE LEFT, AN ARC LENGTH OF 28.71 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "AG PROP COR" SET;

N 34°01'53" W, A DISTANCE OF 7.79 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "AG PROP COR" SET;

N 79°01'53" W, A DISTANCE OF 14.14 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "AG PROP COR" SET;

N 34°01'53" W, A DISTANCE OF 50.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "AG PROP COR" SET;

N 10°58'07" E, A DISTANCE OF 14.14 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "AG PROP COR" SET;

N 34°01'53" W, A DISTANCE OF 82.77 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "AG PROP COR" SET AT THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 12°54'14", A CHORD BEARING AND DISTANCE OF N 40°29'00" W - 22.47 FEET;

ALONG SAID CURVE TO THE LEFT, AN ARC LENGTH OF 22.52 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "AG PROP COR" SET;

N 46°56'07" W, A DISTANCE OF 57.73 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "AG PROP COR" SET AT THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 250.00 FEET, A CENTRAL ANGLE OF 46°18'09", A CHORD BEARING AND DISTANCE OF N 23°47'02" W - 196.58 FEET;

ALONG SAID CURVE TO THE RIGHT, AN ARC LENGTH OF 202.03 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "AG PROP COR" SET;

N 10°58'07" E, A DISTANCE OF 77.17 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "AG PROP COR" SET;

N 45°36'57" W, A DISTANCE OF 35.34 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "AG PROP COR" SET;

S 89°22'03" W, A DISTANCE OF 75.02 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "AG PROP COR" SET;

N 84°39'04" W, A DISTANCE OF 110.60 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "AG PROP COR" SET;

N 89°21'40" E, A DISTANCE OF 210.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "AG PROP COR" SET;

N 89°23'29" E, A DISTANCE OF 115.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "AG PROP COR" SET;

THENCE N 89°22'03" E, A DISTANCE OF 434.42 FEET TO THE POINT OF BEGINNING, AND CONTAINING 15.890 ACRES OF LAND, MORE OR LESS.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, BLUE STAR ALLEN LAND, L.P., ACTING HEREIN BY AND THROUGH ITS DULY AUTHORIZED AGENT, DOES HEREBY ADOPT THIS PLAT, DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS **STAR TRAIL, PHASE 14**, AN ADDITION TO THE TOWN OF PROSPER, AND DOES HEREBY DEDICATE TO THE PUBLIC USE FOREVER, THE STREETS AND ALLEYS SHOWN THEREON, THE (OWNER NAME) DOES HEREBY CERTIFY THE FOLLOWING:

- THE STREETS AND ALLEYS ARE DEDICATED FOR STREET AND ALLEY PURPOSES.
- ALL PUBLIC IMPROVEMENTS AND DEDICATIONS SHALL BE FREE AND CLEAR OF ALL DEBT, LIENS, AND/OR ENCUMBRANCES.
- THE EASEMENTS AND PUBLIC USE AREAS, AS SHOWN ARE DEDICATED FOR THE PUBLIC USE FOREVER FOR THE PURPOSES INDICATED ON THIS PLAT.
- NO 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.
- THE TOWN OF PROSPER IS NOT RESPONSIBLE FOR REPLACING ANY IMPROVEMENTS IN, UNDER, OR OVER ANY EASEMENTS CAUSED BY MAINTENANCE OR REPAIR.
- UTILITY EASEMENTS MAY ALSO BE USED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES DESIRING TO USE OR USING THE SAME UNLESS THE EASEMENT LIMITS THE USE TO PARTICULAR UTILITIES, SAID USE BY THE PUBLIC UTILITIES BEING SUBORDINATE TO THE PUBLIC'S AND TOWN OF PROSPER'S USE THEREOF.
- THE TOWN OF PROSPER AND PUBLIC UTILITIES SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PART OF ANY BUILDING, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTHS WHICH MAY IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF THEIR RESPECTIVE SYSTEMS IN THE EASEMENTS.
- THE TOWN OF PROSPER AND PUBLIC UTILITIES SHALL HAVE THE FULL RIGHT OF INGRESS AND EGRESS TO OR FROM THEIR RESPECTIVE EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING, READING METERS, AND ADDING TO OR REMOVING ALL OR PARTS OF THEIR RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME PROCURING PERMISSION FROM ANYONE.
- ALL MODIFICATIONS TO THIS DOCUMENT SHALL BE BY MEANS OF PLAT AND APPROVED BY THE TOWN OF PROSPER.

**ACCESS EASEMENT**

THE UNDERSIGNED COVENANTS AND AGREES THAT THE ACCESS EASEMENT(S) MAY BE UTILIZED BY ANY PERSON OF THE GENERAL PUBLIC FOR INGRESS AND EGRESS TO OTHER REAL PROPERTY, AND FOR THE PURPOSE OF GENERAL PUBLIC VEHICULAR USE AND ACCESS, AND FOR THE FIRE DEPARTMENT, POLICE, AND EMERGENCY USE IN ALONG, UPON, AND ACROSS SAID PREMISES, WITH THE RIGHT AND PRIVILEGE AT ALL TIME OF THE TOWN OF PROSPER, ITS AGENTS, EMPLOYEES, WORKMEN AND REPRESENTATIVES HAVING INGRESS, EGRESS, AND REGRESS IN, ALONG, UPON, AND ACROSS SAID PREMISES.

**LANDSCAPE EASEMENT**

THE UNDERSIGNED COVENANTS AND AGREES THAT THE LANDSCAPE EASEMENT AND RESTRICTIONS HEREIN SET FORTH SHALL RUN WITH THE LAND AND BE BINDING ON THE OWNER(S) OF THE PROPERTY IN THIS SUBDIVISION, THEIR SUCCESSORS AND ASSIGNS, AND ALL PARTIES CLAIMING BY, THROUGH AND UNDER THEM, IN THE EVENT A REPLAT IS REQUESTED ON ALL OR PART OF THIS PROPERTY, THE TOWN MAY REQUIRE ANY SIMILAR OR ADDITIONAL RESTRICTIONS AT ITS SOLE DISCRETION. THE SOLE RESPONSIBILITY FOR MAINTENANCE AND REPLACEMENT OF LANDSCAPE MATERIALS THEREOF SHALL BE BORNE BY ANY "HOMEOWNERS" ASSOCIATION HEREAFTER ESTABLISHED FOR THE OWNERS OF LOTS IN THIS SUBDIVISION AND/OR THE OWNER OF THE INDIVIDUAL LOTS WITHIN THIS SUBDIVISION. SUCH MAINTENANCE AND REPLACEMENT SHALL BE IN CONFORMANCE WITH THE REQUIREMENTS, STANDARDS, AND SPECIFICATIONS OF THE TOWN OF PROSPER, AS PRESENTLY IN EFFECT OR AS MAY BE HEREAFTER AMENDED. THIS PROVISION MAY BE ENFORCED BY SPECIFIC PERFORMANCE OR BY ANY OTHER REMEDY ALLOWED BY LAW. THIS LANDSCAPE EASEMENT SHALL BE VOID OF UTILITIES AND OTHER ELEMENTS UNLESS OTHERWISE APPROVED ON THE PLAT.

THIS APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, AND REGULATIONS OF THE TOWN OF PROSPER, TEXAS.

**WITNESS**, MY HAND, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

BY:  
BLUE STAR ALLEN LAND, L.P.,  
8000 WARREN PARKWAY  
BUILDING 1, SUITE 100  
FRISCO, TEXAS 75034

BY: \_\_\_\_\_

NAME: \_\_\_\_\_

TITLE: \_\_\_\_\_

STATE OF TEXAS

COUNTY OF DENTON

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED AND AS THE ACT AND DEED THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON: \_\_\_\_\_

**SURVEYOR'S STATEMENT:**

THAT I, JESUS LAJARA DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED 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, DENTON COUNTY, TEXAS.

DATED THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

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.

JESUS LAJARA  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 6378  
FRM REGISTRATION NO. 10194544  
PAPE DAWSON CONSULTING ENGINEERS, LLC  
3420 STEVEN DRIVE  
PLANO, TEXAS 75023  
TELE. 214-307-2560  
EMAIL: INFO@ALLIANCEGEOSERVICES.COM

STATE OF TEXAS

COUNTY OF DENTON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, JESUS LAJARA, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON: \_\_\_\_\_

**CERTIFICATE OF APPROVAL:**

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ BY THE PLANNING & ZONING COMMISSION OF THE TOWN OF PROSPER, TEXAS

TOWN SECRETARY

ENGINEERING DEPARTMENT

DEVELOPMENT SERVICES DEPARTMENT

**OWNER/DEVELOPER:**

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

**ENGINEER:**

PAPE-DAWSON CONSULTING ENGINEERS, LLC.  
6105 TENNYSON PARKWAY, STE 210  
PLANO, TEXAS 75024  
TEL: (214) 420-8494  
CONTACT: DUSTIN E. WENTZ, P.E.



**SURVEYOR:**  
ALLIANCE GEOSERVICES  
3420 STEVEN DRIVE  
PLANO, TEXAS 75023  
TEL: (214) 3072560  
CONTACT: JESUS LAJARA, RPLS

**FINAL PLAT OF  
STAR TRAIL, PHASE 14**

**BLOCK J - BLOCK K**

CASE NO. DEVAPP-23-0157

LOTS 1-37, BLOCK J & LOTS 1-17, BLOCK K  
COMMON AREA LOT 2X, LOT 6X, BLOCK J,  
LOT 4X, BLOCK K

BEING 15.890 ACRES SITUATED IN THE  
J.M. DURRETT SURVEY, ABSTRACT NO. 350,  
IN THE TOWN OF PROSPER, DENTON COUNTY, TEXAS.

54 RESIDENTIAL LOTS  
3 COMMON AREA LOTS



6105 TENNYSON PKWY, STE 210 | PLANO, TX 75024 | 214.420.8494  
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10194540

DATE OF PREPARATION: SEPTEMBER 27, 2023



## PLANNING

**To:** Planning & Zoning Commission

**Item No. 5f**

**From:** Jerron Hicks, Planner

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

**Re:** Planning & Zoning Commission Meeting – October 3, 2023

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**Agenda Item:**

Consider and act upon a Final Plat for Star Trail, Phase 15, Block A, Lots 1-40, Lot 1X, and Lot 5X, Block B, Lots 1-33 & 3X, on 20.4± acres, located south of West Prosper Trail and west of North Legacy Drive. The property is zoned Planned Development-66 (PD-66) Star Trail. (DEVAPP-23-0154)

**Description of Agenda Item:**

The purpose of the Final Plat is to build a residential subdivision with 73 single-family lots and 3 common area lots. The plat conforms to the Planned Development-66 (PD-66) development standards.

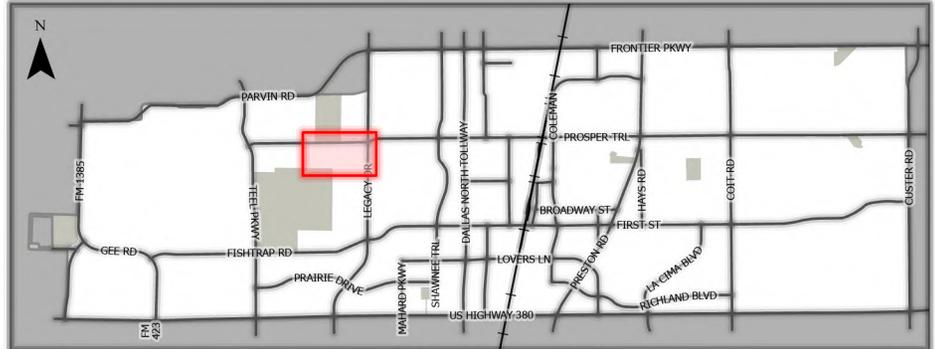
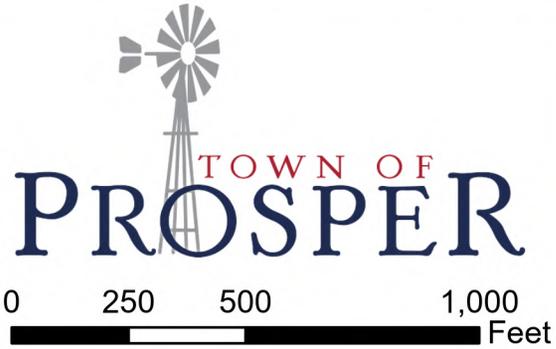
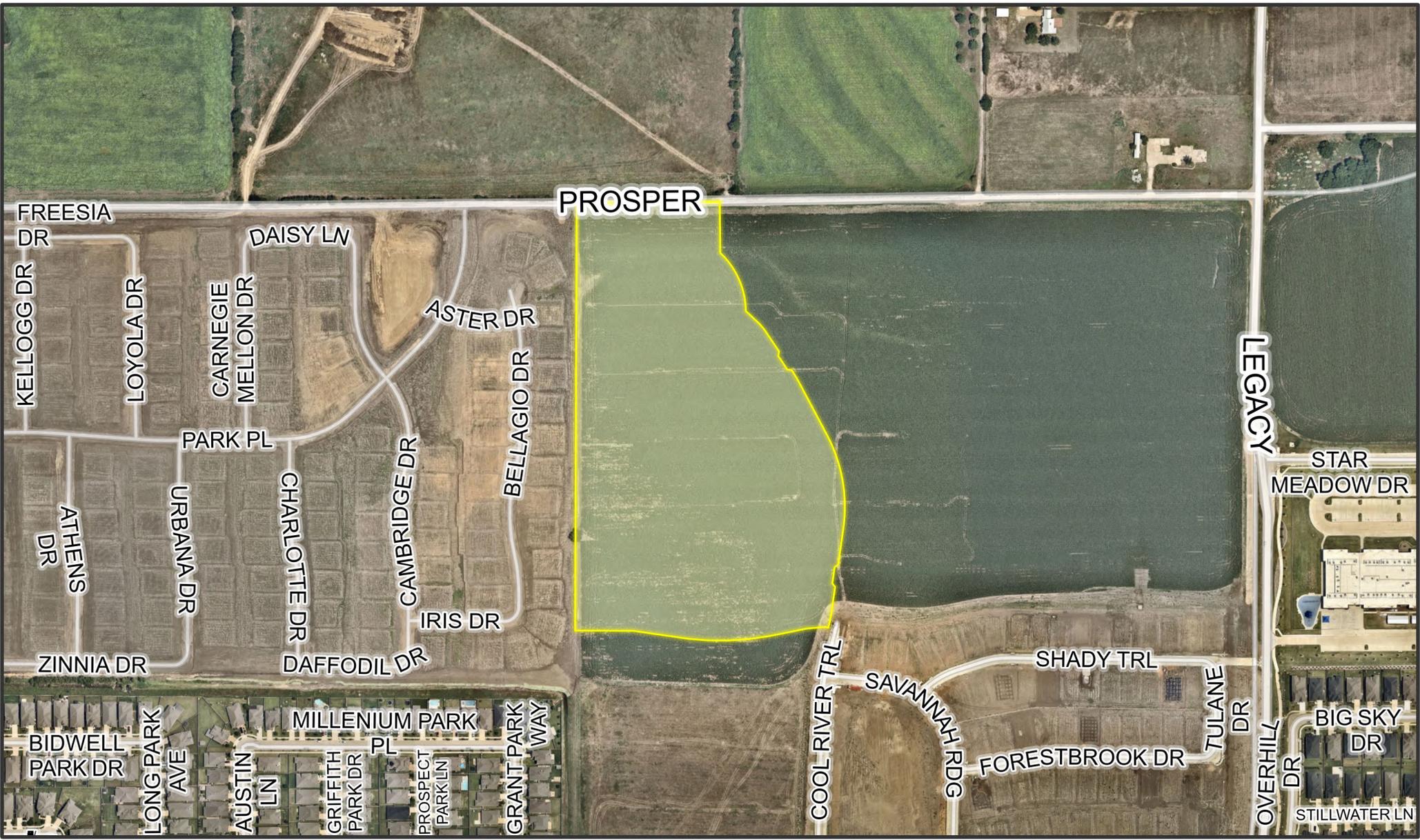
**Attached Documents:**

1. Location Map
2. Final Plat

**Town Staff Recommendation:**

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

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



**DEVAPP-23-0154**

Star Trail Phase 15

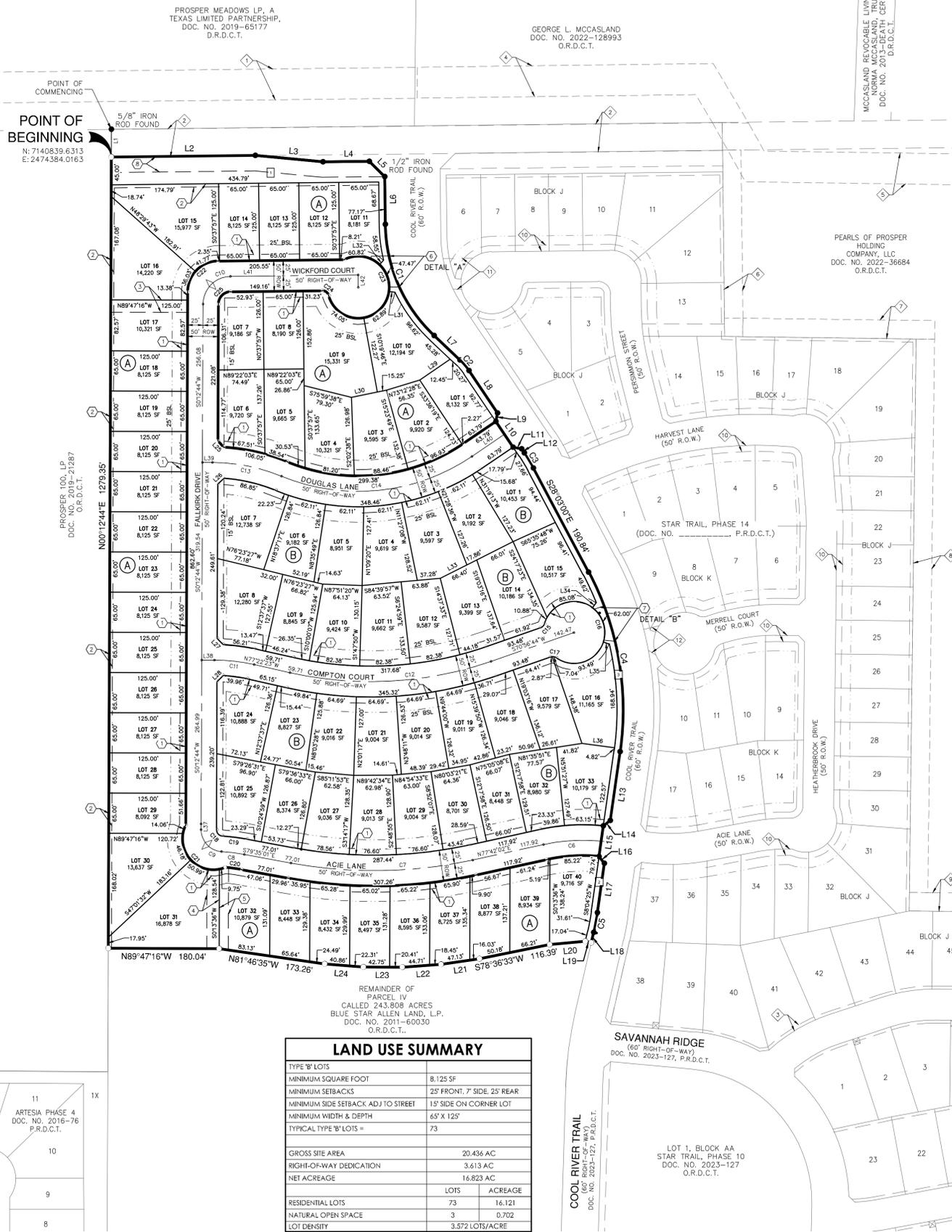
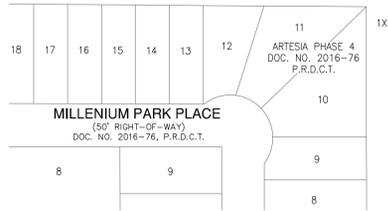
Final Plat

This map for illustration purposes only

LOT AREA TABLE			
LOT	BLOCK	AREA (SF)	AREA (AC)
1	A	8132	0.187
2	A	9920	0.228
3	A	9595	0.220
4	A	10321	0.237
5	A	9665	0.222
6	A	9720	0.223
7	A	9186	0.211
8	A	8190	0.188
9	A	15331	0.352
10	A	12194	0.280
11	A	8181	0.188
12	A	8125	0.187
13	A	8125	0.187
14	A	8125	0.187
15	A	15977	0.367
16	A	14220	0.326
17	A	10321	0.237
18	A	8125	0.187
19	A	8125	0.187
20	A	8125	0.187
21	A	8125	0.187
22	A	8125	0.187
23	A	8125	0.187
24	A	8125	0.187
25	A	8125	0.187
26	A	8125	0.187
27	A	8125	0.187
28	A	8125	0.187
29	A	8092	0.186
30	A	13637	0.313
31	A	16878	0.387
32	A	10879	0.250
33	A	8448	0.194
34	A	8432	0.193
35	A	8497	0.195
36	A	8555	0.197
37	A	8725	0.200
38	A	8877	0.204
39	A	8934	0.205
40	A	9716	0.223

LOT AREA TABLE			
LOT	BLOCK	AREA (SF)	AREA (AC)
1	B	10453	0.240
2	B	9192	0.211
3	B	9597	0.220
4	B	9619	0.221
5	B	8951	0.205
6	B	9182	0.211
7	B	12738	0.292
8	B	12280	0.282
9	B	8845	0.203
10	B	9424	0.216
11	B	9662	0.222
12	B	9587	0.220
13	B	9399	0.216
14	B	10186	0.234
15	B	10517	0.241
16	B	11165	0.256
17	B	9579	0.220
18	B	9046	0.208
19	B	9011	0.207
20	B	9014	0.207
21	B	9004	0.207
22	B	9016	0.207
23	B	8827	0.203
24	B	10888	0.250
25	B	10892	0.250
26	B	8374	0.192
27	B	9036	0.207
28	B	9013	0.207
29	B	9004	0.207
30	B	8701	0.200
31	B	8448	0.194
32	B	8980	0.206
33	B	10179	0.234

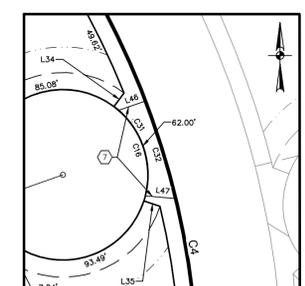
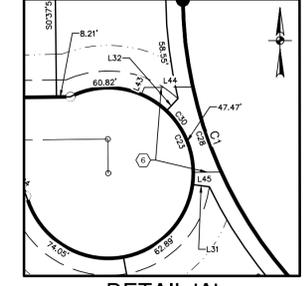
HOA LOT AREA TABLE			
LOT	BLOCK	AREA (SF)	AREA (AC)
LOT 1X	A	22550	0.518
LOT 3X	B	6671	0.153
LOT 5X	A	1345	0.031



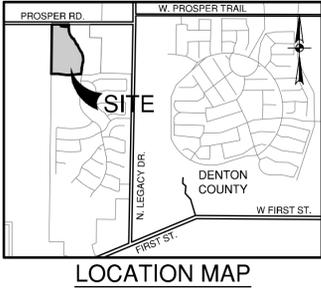
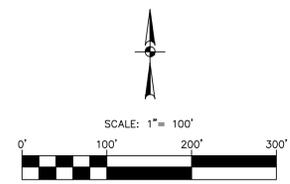
LAND USE SUMMARY		
TYPE OF LOTS	MINIMUM SQUARE FOOT	
	8,125 SF	
	25' FRONT, 7' SIDE, 25' REAR	
	MINIMUM SETBACKS	
	MINIMUM SIDE SETBACK ADJ TO STREET	
	15' SIDE ON CORNER LOT	
	MINIMUM WIDTH & DEPTH	
	65' X 125'	
	TYPICAL TYPE OF LOTS	
	73	
GROSS SITE AREA	20.436 AC	
RIGHT-OF-WAY DEDICATION	3.613 AC	
NET ACREAGE	16.823 AC	
RESIDENTIAL LOTS	LOTS	ACREAGE
	73	16.121
NATURAL OPEN SPACE	3	0.702
LOT DENSITY	3.572 LOTS/ACRE	

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S07°24'44"W	45.00'
L2	S89°21'40"W	234.12'
L3	S84°39'04"E	110.60'
L4	N89°22'03"E	75.02'
L5	S45°36'22"E	35.34'
L6	S03°57'57"E	77.17'
L7	S46°56'07"E	57.73'
L8	S34°01'53"E	82.77'
L9	S10°58'07"W	14.14'
L10	S34°01'53"E	50.00'
L11	S79°01'53"E	14.14'
L12	S34°01'53"E	7.79'
L13	S89°22'03"E	112.56'
L14	S52°24'54"W	14.31'
L15	S89°22'03"E	49.79'
L16	S37°42'49"E	13.95'
L17	S89°22'03"E	80.58'
L18	S13°02'07"W	17.04'
L19	N76°57'53"W	10.00'
L20	S84°53'40"W	58.12'
L21	S81°37'07"W	63.16'
L22	S85°56'48"W	63.16'
L23	N89°47'41"W	63.16'
L24	N83°30'09"W	63.16'
L25	N43°57'31"W	14.52'
L26	N47°17'04"E	13.64'
L27	N44°23'33"W	14.24'
L28	N45°41'44"E	14.02'
L29	N55°42'02"E	60.08'
L30	N78°23'39"E	42.78'
L31	N82°23'36"W	10.00'
L32	S43°17'54"W	10.00'
L33	S63°35'40"W	48.54'
L34	S38°50'34"W	10.00'
L35	N72°06'55"W	10.00'
L36	S82°31'15"E	53.03'
L37	S07°24'44"W	9.22'
L38	S89°47'16"E	20.77'
L39	S89°47'16"E	16.28'
L40	N55°58'07"E	63.79'
L41	N89°22'03"E	207.64'
L42	N03°57'57"W	20.00'
L43	S22°55'10"W	4.54'
L44	S89°22'03"E	28.53'
L45	N89°22'03"E	16.45'
L46	S70°56'44"W	16.74'
L47	S84°26'15"E	17.93'

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	250.00'	46°18'09"	S23°47'02"E	196.58'	202.03'
C2	100.00'	12°54'14"	S40°29'00"E	22.47'	22.52'
C3	275.00'	5°58'52"	S31°02'28"E	28.69'	28.71'
C4	475.00'	36°07'26"	S9°59'18"E	294.54'	299.48'
C5	375.00'	43°7'42"	S10°33'16"W	32.46'	32.47'
C6	300.00'	17°58'28"	S86°41'16"W	93.73'	94.11'
C7	750.00'	22°42'58"	N89°03'30"E	295.41'	297.35'
C8	325.00'	6°36'50"	N82°53'26"W	37.49'	37.52'
C9	35.00'	86°24'34"	S42°59'33"E	48.61'	53.54'
C10	45.00'	89°09'19"	S44°7'23"W	63.17'	70.02'
C11	300.00'	12°24'52"	N83°34'49"W	64.88'	65.00'
C12	600.00'	31°39'22"	N86°47'57"E	327.30'	331.50'
C13	300.00'	21°59'49"	N78°47'22"W	114.47'	115.18'
C14	330.00'	56°74'26"	N84°05'20"E	311.07'	323.92'
C15	10.50'	54°04'17"	N43°54'35"E	9.50'	9.91'
C16	50.00'	288°08'34"	N19°03'16"W	58.68'	251.45'
C17	10.50'	54°04'17"	N82°01'08"W	9.50'	9.91'
C18	10.50'	86°24'34"	S42°59'33"E	14.38'	15.84'
C19	350.00'	6°36'50"	N82°53'26"W	40.38'	40.40'
C20	300.00'	5°08'48"	N82°09'25"W	26.94'	26.95'
C21	50.00'	138°38'07"	S43°15'48"E	93.56'	120.98'
C22	50.00'	89°09'19"	S44°7'23"W	70.19'	77.80'
C23	50.00'	287°59'50"	N24°01'22"E	63.61'	245.22'
C24	10.50'	75°09'19"	N53°03'17"W	12.81'	13.77'
C25	20.00'	89°09'19"	S44°7'23"W	28.07'	31.12'
C26	250.00'	12°33'46"	N18°30'41"W	52.54'	52.63'
C27	50.00'	66°26'33"	S33°51'24"E	54.79'	57.99'
C28	50.00'	63°14'38"	S17°25'57"E	52.43'	55.19'
C29	475.00'	71°33'33"	N17°12'58"W	59.91'	59.93'



- ### NOTES
- DEVELOPER TO INSTALL ALL SIDEWALKS ALONG RIGHT-OF-WAY FRONTAGE OF HOA LOTS.
  - ALL DEVELOPMENT WILL COMPLY WITH ALL ZONING AND SUBDIVISION ORDINANCE REQUIREMENTS.
  - COMMON AREA LOT 1X AND LOT 5X, BLOCK A AND LOT 3X, BLOCK B SHALL BE DEDICATED AS LANDSCAPING, TRAILS, AND PEDESTRIAN ACCESS EASEMENTS TO BE OWNED AND MAINTAINED BY THE HOA.
  - SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF TOWN ORDINANCE AND STATE LAW AND IS SUBJECT TO A FINE AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
  - BASIS OF BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD83, TEXAS NORTH CENTRAL ZONE (4202) NORTH AMERICAN DATUM 1983 (NAZ011) EPOCH 2010.00.
  - ALL LOT CORNERS SHALL BE MONUMENTED WITH A 1/2" IRON ROD WITH A YELLOW PLASTIC CAP.
  - "X" CUTS SET IN CONCRETE STREET PAVING AT ALL INTERSECTIONS AND POINTS OF CURVATURE.
  - ALL LOTS SIDING OR BACKING A PUBLIC PARK, PUBLIC HIKE & BIKE TRAIL OR TOWN THOROUGHFARE SHALL HAVE A DECORATIVE METAL FENCE.
  - 4.120 ACRES (179,482 SF) OF STREET RIGHT-OF-WAY IS BEING DEDICATED BY FEE SIMPLE TO THE TOWN OF PROSPER.
  - LANDSCAPE EASEMENTS SHALL REMAIN EXCLUSIVE OF ALL OTHER TYPES OF EASEMENTS UNLESS APPROVED BY TOWN COUNCIL.
  - THIS PLAT IS SUBJECT TO THE ADDITION RESIDENTIAL ZONING STANDARDS OUTLINED IN ORDINANCE 15-55.
  - LOTS IN THIS PHASE ARE SUBJECT TO IMPACT FEES ORDINANCE 17-14.
  - NO FLOODPLAIN EXISTS ON THIS SITE.



- ### LEGEND
- O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS
  - D.R.D.C.T. DEED RECORDS, DENTON COUNTY, TEXAS
  - M.R.D.C.T. MAP RECORDS, DENTON COUNTY, TEXAS
  - VOL., PG. VOLUME, PAGE
  - INST. NO. INSTRUMENT NUMBER
  - AC ACRE(S)
  - CM CONTROL MONUMENT
  - SF SQUARE FEET
  - FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
  - SET 1/2" IRON ROD WITH CAP STAMPED "AG PROP COR" (UNLESS NOTED OTHERWISE)
  - CENTERLINE
  - STREET NAME CHANGE

- ### KEYNOTES
- (A) BLOCK LETTER
  - (1) 10-FOOT UTILITY EASEMENT (BY THIS PLAT)
  - (2) 5-FOOT WALL MAINTENANCE EASEMENT (BY THIS PLAT)
  - (3) 20-FOOT DRAINAGE EASEMENT (0.057 AC) (BY THIS PLAT)
  - (4) 20-FOOT SANITARY SEWER EASEMENT (0.059 AC) (BY THIS PLAT)
  - (5) 15-FOOT DRAINAGE EASEMENT (0.045 AC) (BY THIS PLAT)
  - (6) VARIABLE WIDTH WATER, SANITARY, & STORM EASEMENT (0.020 AC) (BY THIS PLAT)
  - (7) VARIABLE WIDTH WATER, SANITARY, & STORM EASEMENT (0.016 AC) (BY THIS PLAT)
  - (8) 25' REQUIRED HIKE AND BIKE TRAIL EASEMENT (BY THIS PLAT)
  - (1) LOT 1X, BLOCK A 0.518 AC, 22550 SF
  - (2) LOT 5X, BLOCK A 0.031 AC, 1,345 SF
  - (3) LOT 3X, BLOCK B 0.153 AC, 6,671 SF
  - (4) 50' PERMANENT RIGHT-OF-WAY AND EASEMENT (DOC. NO. 2005-109550, O.R.D.C.T.)
  - (5) 45' RIGHT-OF-WAY EASEMENT (DOC. NO. 2023-81323, O.R.D.C.T.)
  - (6) 5' UTILITY EASEMENT (DOC. NO. 2023-127, P.R.D.C.T.)
  - (7) GAS PIPELINE EASEMENT ENERGY TRANSFER FUEL, LP (DOC. NO. 2005-142078, O.R.D.C.T.)
  - (8) GAS PIPELINE EASEMENT ENERGY TRANSFER FUEL, LP (DOC. NO. 2006-708, O.R.D.C.T.)
  - (9) 30' TEMPORARY GRADING AND DRAINAGE EASEMENT (INST. NO. \_\_\_\_\_ O.P.R.D.C.T.)
  - (10) 30' TEMPORARY GRADING AND DRAINAGE EASEMENT (INST. NO. \_\_\_\_\_ O.P.R.D.C.T.)
  - (11) 10' UTILITY EASEMENT (DOC. NO. \_\_\_\_\_ P.R.D.C.T.)
  - (12) 50' UTILITY EASEMENT (DOC. NO. \_\_\_\_\_ P.R.D.C.T.)
  - (13) VARIABLE WIDTH UTILITY EASEMENT (DOC. NO. \_\_\_\_\_ P.R.D.C.T.)

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

**FINAL PLAT OF**  
**STAR TRAIL, PHASE 15**  
 BLOCK A - BLOCK B  
 CASE NO. DEVAPP-23-0154  
 LOTS 1-40, BLOCK A, COMMON AREA LOT 1X & LOT 5X,  
 BLOCK A, LOTS 1-33, BLOCK B, COMMON AREA LOT 3X,  
 BLOCK B

BEING 20.436 ACRES SITUATED IN THE  
 J.M. DURRETT SURVEY, ABSTRACT NO. 350,  
 IN THE TOWN OF PROSPER, DENTON COUNTY, TEXAS.

73 RESIDENTIAL LOTS  
 3 COMMON AREA LOTS

**ENGINEER:**  
 PAPE-DAWSON CONSULTING ENGINEERS, LLC.  
 6105 TENNYSON PARKWAY, STE 210  
 PLANO, TEXAS 75024  
 TEL: (214) 420-8494  
 CONTACT: DUSTIN E. WENTZ, P.E.

**SURVEYOR:**  
 ALLIANCE GEOSURVEYS  
 3420 STEVEN DRIVE  
 PLANO, TEXAS 75023  
 TEL: (214) 307-2560  
 CONTACT: JESUS LAJARA, RPLS

**DATE OF PREPARATION:** SEPTEMBER 27, 2023

OWNERS CERTIFICATE:

STATE OF TEXAS §
COUNTY OF DENTON §

BEING A TRACT OF LAND, LOCATED IN THE J.M. DURRETT SURVEY, ABSTRACT NO. 350, DENTON COUNTY, TEXAS, AND BEING PART OF THAT TRACT OF LAND CONVEYED AS PARCEL IV IN DEED TO BLUE STAR ALLEN LAND, L.P., ACCORDING TO THE DOCUMENT OF RECORD FILED IN DOCUMENT NUMBER 2011-60030, OFFICIAL RECORDS, DENTON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 5/8" IRON ROD FOUND IN THE SOUTH LINE OF THAT TRACT OF LAND CONVEYED IN DEED TO PROSPER MEADOWS LP, ACCORDING TO THE DOCUMENT OF RECORD FILED IN DOCUMENT NUMBER 2019-65177, OFFICIAL RECORDS, DENTON COUNTY, TEXAS, FOR THE COMMON NORTHWEST CORNER OF SAID PARCEL IV, AND THE NORTHEAST CORNER OF THAT TRACT OF LAND CONVEYED IN DEED TO PROSPER 100, LP, ACCORDING TO THE DOCUMENT OF RECORD FILED IN DOCUMENT NUMBER 2019-21287, OFFICIAL RECORDS, DENTON COUNTY, TEXAS;

THENCE N 01°12'44" E, ALONG THE COMMON NORTH LINE OF SAID PARCEL IV, AND THE SOUTH LINE OF SAID PROSPER MEADOWS LP TRACT, A DISTANCE OF 45.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "AG PROP COR" FOUND IN THE COMMON NORTH LINE OF SAID PARCEL IV, AND THE SOUTH LINE OF SAID PROSPER MEADOWS LP TRACT, FROM WHICH A 1/2" IRON ROD FOUND IN THE SOUTH LINE OF THAT TRACT OF LAND CONVEYED IN DEED TO GEORGE L. MCCASLAND, ACCORDING TO THE DOCUMENT OF RECORD FILED IN DOCUMENT NUMBER 2022-128993, OFFICIAL RECORDS, DENTON COUNTY, TEXAS, FOR THE COMMON NORTHEAST CORNER OF SAID PARCEL IV, AND THE NORTHWEST CORNER OF THAT TRACT OF LAND CONVEYED IN DEED TO PEARLS OF PROSPER HOLDING COMPANY, LLC, ACCORDING TO THE DOCUMENT OF RECORD FILED IN DOCUMENT NUMBER 2022-36684, OFFICIAL RECORDS, DENTON COUNTY, TEXAS, BEARS N 89°22'03" E, 549.40 FEET FOR POINT OF BEGINNING OF THE TRACT OF LAND DESCRIBED HEREIN;

THENCE LEAVING THE COMMON NORTH LINE OF SAID PARCEL IV, AND THE SOUTH LINE OF SAID PROSPER MEADOWS LP TRACT, OVER AND ACROSS SAID PARCEL IV, THE FOLLOWING COURSES AND DISTANCES:

- 5 89°21'40" W, A DISTANCE OF 234.12 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "AG PROP COR" FOUND;
5 84°39'04" E, A DISTANCE OF 110.60 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "AG PROP COR" FOUND;
N 89°22'03" E, A DISTANCE OF 75.02 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "AG PROP COR" FOUND;
5 45°36'22" E, A DISTANCE OF 35.34 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "AG PROP COR" FOUND;
5 00°37'57" E, A DISTANCE OF 77.17 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "AG PROP COR" FOUND AT THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 250.00 FEET, A CENTRAL ANGLE OF 046°18'09", A CHORD BEARING AND DISTANCE OF S 23°47'02" E - 196.58 FEET;
ALONG SAID CURVE TO THE LEFT, AN ARC LENGTH OF 202.03 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "AG PROP COR" FOUND;
5 46°56'07" E, A DISTANCE OF 57.73 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "AG PROP COR" FOUND AT THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 012°54'14", A CHORD BEARING AND DISTANCE OF S 40°29'00" E - 22.47 FEET;
ALONG SAID CURVE TO THE RIGHT, AN ARC LENGTH OF 22.52 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "AG PROP COR" FOUND;
5 34°01'53" E, A DISTANCE OF 82.77 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "AG PROP COR" FOUND;
5 10°58'07" W, A DISTANCE OF 14.14 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "AG PROP COR" FOUND;
5 34°01'53" E, A DISTANCE OF 50.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "AG PROP COR" FOUND;
5 79°01'53" E, A DISTANCE OF 14.14 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "AG PROP COR" FOUND;
5 34°01'53" E, A DISTANCE OF 7.79 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "AG PROP COR" FOUND AT THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 275.00 FEET, A CENTRAL ANGLE OF 005°58'52", A CHORD BEARING AND DISTANCE OF S 31°02'26" E - 28.69 FEET;
ALONG SAID CURVE TO THE RIGHT, AN ARC LENGTH OF 28.71 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "AG PROP COR" FOUND;
S 28°03'00" E, A DISTANCE OF 190.84 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "AG PROP COR" FOUND AT THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 475.00 FEET, A CENTRAL ANGLE OF 036°07'26", A CHORD BEARING AND DISTANCE OF S 09°59'18" E - 294.54 FEET;
ALONG SAID CURVE TO THE RIGHT, AN ARC LENGTH OF 299.48 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "AG PROP COR" FOUND;
S 08°04'25" W, A DISTANCE OF 112.55 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "AG PROP COR" FOUND;
S 53°00'26" W, A DISTANCE OF 14.16 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "AG PROP COR" FOUND;
S 08°04'25" W, A DISTANCE OF 50.01 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "AG PROP COR" FOUND;
S 37°00'27" E, A DISTANCE OF 14.12 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "AG PROP COR" FOUND;
S 08°04'25" W, A DISTANCE OF 80.59 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "AG PROP COR" FOUND AT THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 375.00 FEET, A CENTRAL ANGLE OF 004°57'42", A CHORD BEARING AND DISTANCE OF S 10°33'16" W - 32.46 FEET;
ALONG SAID CURVE TO THE RIGHT, AN ARC LENGTH OF 32.47 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "AG PROP COR" SET;
S 13°02'07" W, A DISTANCE OF 17.04 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "AG PROP COR" SET;
N 76°57'53" W, A DISTANCE OF 10.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "AG PROP COR" SET;
S 84°53'40" W, A DISTANCE OF 58.12 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "AG PROP COR" SET;
S 78°36'33" W, A DISTANCE OF 116.39 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "AG PROP COR" SET;
S 81°37'07" W, A DISTANCE OF 63.16 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "AG PROP COR" SET;
S 85°56'48" W, A DISTANCE OF 63.16 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "AG PROP COR" SET;
N 89°47'41" W, A DISTANCE OF 63.16 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "AG PROP COR" SET;
N 85°32'09" W, A DISTANCE OF 63.16 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "AG PROP COR" SET;
N 81°46'35" W, A DISTANCE OF 173.26 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "AG PROP COR" SET;
N 89°47'16" W, A DISTANCE OF 180.04 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "AG PROP COR" SET IN THE COMMON WEST LINE OF SAID PARCEL IV, AND THE EAST LINE OF THE ABOVEMENTIONED PROSPER 100, LP TRACT;
THENCE N 00°12'44" E, ALONG THE COMMON WEST LINE OF SAID PARCEL IV, AND THE EAST LINE OF SAID PROSPER 100, LP TRACT, A DISTANCE OF 1,279.35 FEET TO THE POINT OF BEGINNING, AND CONTAINING 20.436 ACRES OF LAND, MORE OR LESS.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, BLUE STAR ALLEN LAND, L.P., ACTING HEREIN BY AND THROUGH ITS DULY AUTHORIZED AGENT, DOES HEREBY ADOPT THIS PLAT, DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS STAR TRAIL, PHASE 15, AN ADDITION TO THE TOWN OF PROSPER, AND DOES HEREBY DEDICATE TO THE PUBLIC USE FOREVER, THE STREETS AND ALLEYS SHOWN THEREON, THE (OWNER NAME) DOES HEREBY 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 PUBLIC'S AND TOWN OF PROSPER'S USE THEREOF.
7. THE TOWN OF PROSPER AND PUBLIC UTILITIES SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PART OF ANY BUILDING, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTHS WHICH MAY IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF THEIR RESPECTIVE SYSTEMS IN THE EASEMENTS.
8. THE TOWN OF PROSPER AND PUBLIC UTILITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT OF INGRESS AND EGRESS TO OR FROM THEIR RESPECTIVE EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING, READING METERS, AND ADDING TO OR REMOVING ALL OR PARTS OF THEIR RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME PROCURING PERMISSION FROM ANYONE.
9. ALL MODIFICATIONS TO THIS DOCUMENT SHALL BE BY MEANS OF PLAT AND APPROVED BY THE TOWN OF PROSPER.

ACCESS EASEMENT

THE UNDERSIGNED COVENANTS AND AGREES THAT THE ACCESS EASEMENT(S) MAY BE UTILIZED BY ANY PERSON OF THE GENERAL PUBLIC FOR INGRESS AND EGRESS TO OTHER REAL PROPERTY, AND FOR THE PURPOSE OF GENERAL PUBLIC VEHICULAR USE AND ACCESS, AND FOR THE FIRE DEPARTMENT, POLICE, AND EMERGENCY USE IN ALONG, UPON, AND ACROSS SAID PREMISES, WITH THE RIGHT AND PRIVILEGE AT ALL TIME OF THE TOWN OF PROSPER, ITS AGENTS, EMPLOYEES, WORKMEN AND REPRESENTATIVES HAVING INGRESS, EGRESS, AND REGRESS IN, ALONG, UPON, AND ACROSS SAID PREMISES.

LANDSCAPE EASEMENT

THE UNDERSIGNED COVENANTS AND AGREES THAT THE LANDSCAPE EASEMENT AND RESTRICTIONS HEREIN SET FORTH SHALL RUN WITH THE LAND AND BE BINDING ON THE OWNER(S) OF THE PROPERTY IN THIS SUBDIVISION, THEIR SUCCESSORS AND ASSIGNS, AND ALL PARTIES CLAIMING BY, THROUGH AND UNDER THEM, IN THE EVENT A REPLAT IS REQUESTED ON ALL OR PART OF THIS PROPERTY, THE TOWN MAY REQUIRE ANY SIMILAR OR ADDITIONAL RESTRICTIONS AT ITS SOLE DISCRETION. THE SOLE RESPONSIBILITY FOR MAINTENANCE AND REPLACEMENT OF LANDSCAPE MATERIALS THEREOF SHALL BE BORNE BY ANY 'HOMEOWNERS' ASSOCIATION HEREAFTER ESTABLISHED FOR THE OWNERS OF LOTS IN THIS SUBDIVISION AND/OR THE OWNER OF THE INDIVIDUAL LOTS WITHIN THIS SUBDIVISION. SUCH MAINTENANCE AND REPLACEMENT SHALL BE IN CONFORMANCE WITH THE REQUIREMENTS, STANDARDS, AND SPECIFICATIONS OF THE TOWN OF PROSPER, AS PRESENTLY IN EFFECT OR AS MAY BE HEREAFTER AMENDED. THIS PROVISION MAY BE ENFORCED BY SPECIFIC PERFORMANCE OR BY ANY OTHER REMEDY ALLOWED BY LAW. THIS LANDSCAPE EASEMENT SHALL BE VOID OF UTILITIES AND OTHER ELEMENTS UNLESS OTHERWISE APPROVED ON THE PLAT.

THIS APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, AND REGULATIONS OF THE TOWN OF PROSPER, TEXAS.

WITNESS, MY HAND, THIS THE DAY OF 2023.

BY: BLUE STAR ALLEN LAND, L.P., 8000 WARREN PARKWAY BUILDING 1, SUITE 100 FRISCO, TEXAS 75034

BY:

NAME:

TITLE:

STATE OF TEXAS

COUNTY OF DENTON

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED AND AS THE ACT AND DEED THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE DAY OF 2023.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON:

SURVEYOR'S STATEMENT:

THAT I, JESUS LAJARA DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED 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, DENTON COUNTY, TEXAS.

DATED THIS THE DAY OF 2023.

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.

JESUS LAJARA REGISTERED PROFESSIONAL LAND SURVEYOR TEXAS REGISTRATION NO. 6378 FIRM REGISTRATION NO. 10194544 PAPE DAWSON CONSULTING ENGINEERS, LLC 3420 STEVEN DRIVE PLANO, TEXAS 75023 TELE. 214-307-2560 EMAIL: INFO@ALLIANCEGEOSERVICES.COM

STATE OF TEXAS

COUNTY OF DENTON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, JESUS LAJARA, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS DAY OF 2023.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON:

CERTIFICATE OF APPROVAL:

APPROVED THIS DAY OF 20 BY THE PLANNING & ZONING COMMISSION OF THE TOWN OF PROSPER, TEXAS

TOWN SECRETARY

ENGINEERING DEPARTMENT

DEVELOPMENT SERVICES DEPARTMENT

OWNER/DEVELOPER:

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

ENGINEER:

PAPE-DAWSON CONSULTING ENGINEERS, LLC, 6105 TENNYSON PARKWAY, STE 210 PLANO, TEXAS 75024 TEL: (214) 420-8494 CONTACT: DUSTIN E. WENTZ, P.E.



SURVEYOR: ALLIANCE GEOSERVICES 3420 STEVEN DRIVE PLANO, TEXAS 75023 TEL: (214) 3072560 CONTACT: JESUS LAJARA, RPLS

FINAL PLAT OF STAR TRAIL, PHASE 15

BLOCK A - BLOCK B CASE NO. DEVAPP-23-0154 LOTS 1-40, BLOCK A, COMMON AREA LOT 1X & LOT 5X, BLOCK A, LOTS 1-33, BLOCK B, COMMON AREA LOT 3X, BLOCK B

BEING 20.436 ACRES SITUATED IN THE J.M. DURRETT SURVEY, ABSTRACT NO. 350, IN THE TOWN OF PROSPER, DENTON COUNTY, TEXAS.

73 RESIDENTIAL LOTS 3 COMMON AREA LOTS



6105 TENNYSON PKWY, STE 210 | PLANO, TX 75024 | 214.420.8494 TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10194390

DATE OF PREPARATION: SEPTEMBER 27, 2023



## PLANNING

**To:** Planning & Zoning Commission

**Item No. 5g**

**From:** Jerron Hicks, Planner

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

**Re:** Planning & Zoning Commission Meeting – October 3, 2023

---

**Agenda Item:**

Consider and act upon a Final Plat for Star Trail, Phase 16, Block C, Lots 16-50, 5X, 9X, and 10X, Block D, Lots 1-16 & Lot 7X, Block E, Lots 1-16 & Lot 8X, and Block F, Lots 1-17, on 22± acres, located on the southwest corner of Prosper Road and North Legacy Drive. The property is zoned Planned Development-66 (PD-66) Star Trail. (DEVAPP-23-0163)

**Description of Agenda Item:**

The purpose of the Final Plat is to build a residential subdivision with 84 single-family lots and 5 common area lots. The plat conforms to the Planned Development-66 (PD-66) development standards.

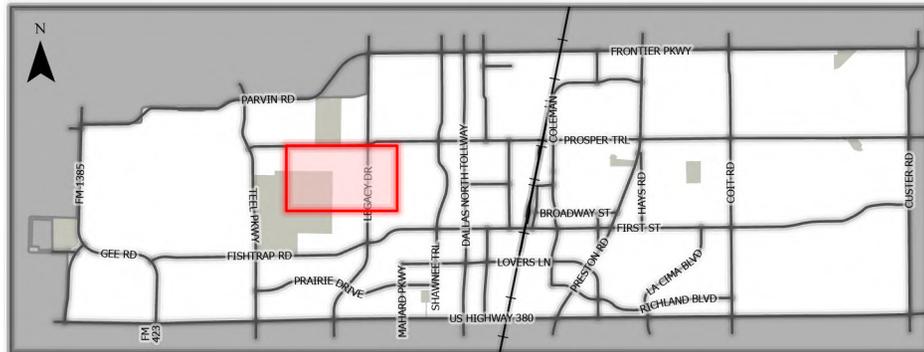
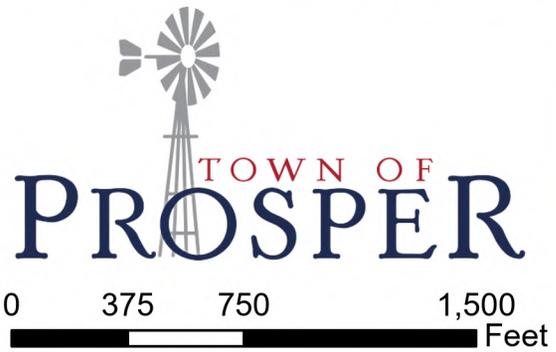
**Attached Documents:**

1. Location Map
2. Final Plat

**Town Staff Recommendation:**

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

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



DEVAPP-23-0163

Star Trail Phase 16

Final Plat

This map for illustration purposes only

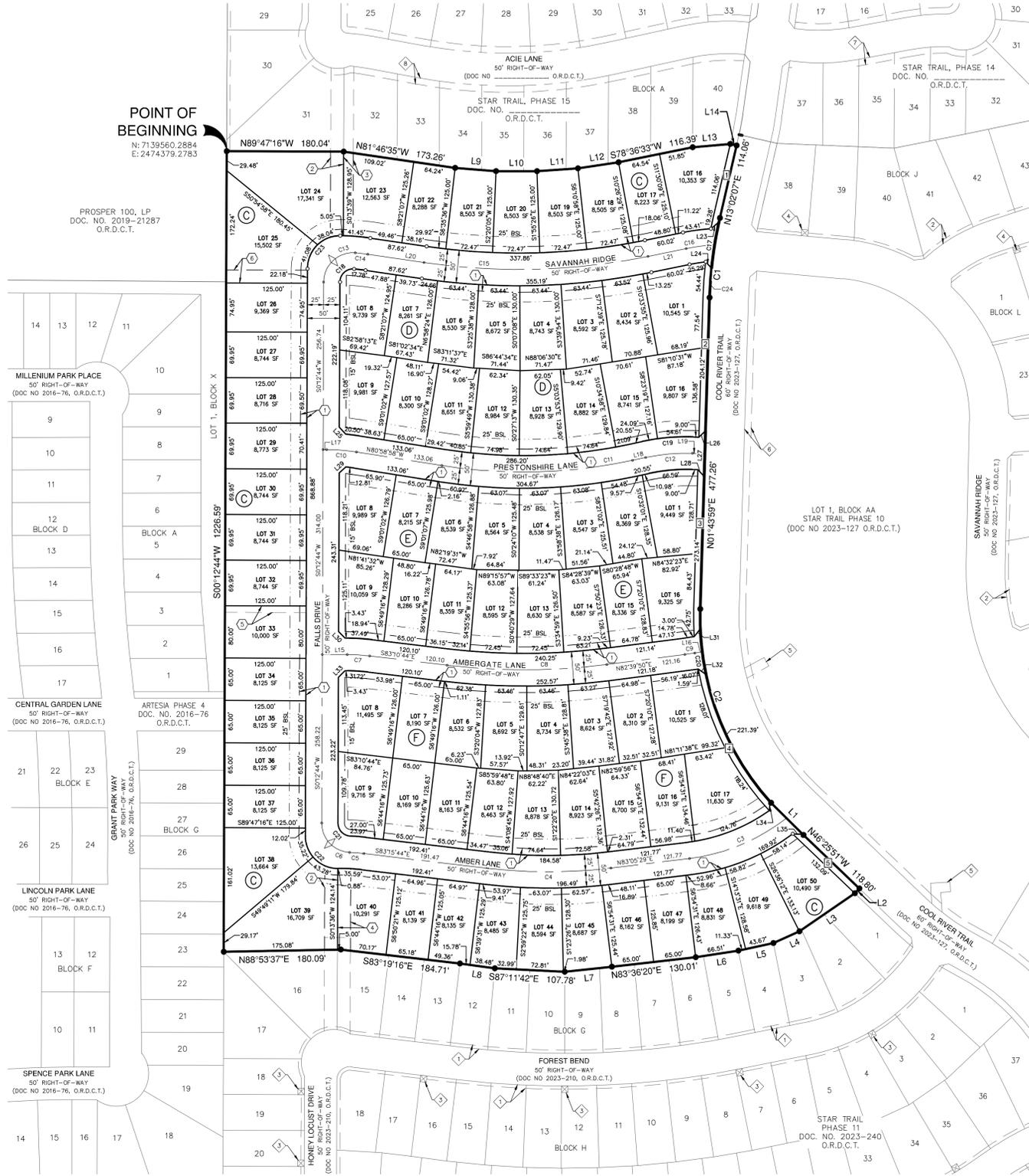
LOT	BLOCK	AREA (SF)	AREA (AC)
16	C	10353	0.238
17	C	8223	0.189
18	C	8505	0.195
19	C	8503	0.195
20	C	8503	0.195
21	C	8288	0.190
22	C	12663	0.288
23	C	17341	0.398
24	C	15502	0.356
25	C	8369	0.215
26	C	8744	0.201
27	C	8716	0.200
28	C	8773	0.201
29	C	8744	0.201
30	C	8744	0.201
31	C	8744	0.201
32	C	10000	0.230
33	C	8125	0.187
34	C	8125	0.187
35	C	8125	0.187
36	C	8125	0.187
37	C	8125	0.187
38	C	13664	0.314
39	C	16709	0.384
40	C	10291	0.236
41	C	8139	0.187
42	C	8135	0.187
43	C	8485	0.195
44	C	8594	0.197
45	C	8687	0.199
46	C	8162	0.187
47	C	8199	0.188
48	C	8631	0.203
49	C	9618	0.221
50	C	10490	0.241

LOT	BLOCK	AREA (SF)	AREA (AC)
1	D	10545	0.242
2	D	8434	0.194
3	D	8592	0.197
4	D	8743	0.201
5	D	8672	0.199
6	D	8530	0.196
7	D	8261	0.190
8	D	9739	0.224
9	D	9981	0.229
10	D	8300	0.191
11	D	8651	0.199
12	D	8984	0.206
13	D	8928	0.205
14	D	8882	0.204
15	D	8741	0.201
16	D	9807	0.225

LOT	BLOCK	AREA (SF)	AREA (AC)
1	E	9449	0.217
2	E	8369	0.192
3	E	8547	0.196
4	E	8538	0.196
5	E	8654	0.197
6	E	8539	0.196
7	E	8215	0.189
8	E	9989	0.229
9	E	10059	0.231
10	E	8286	0.190
11	E	8359	0.192
12	E	8595	0.197
13	E	8630	0.198
14	E	8587	0.197
15	E	8536	0.191
16	E	9325	0.214

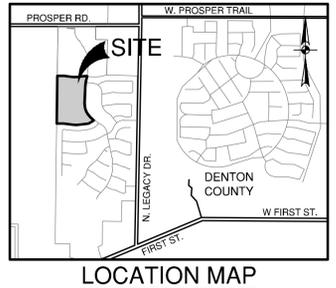
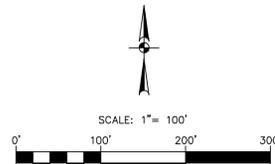
LOT	BLOCK	AREA (SF)	AREA (AC)
1	F	10525	0.242
2	F	8310	0.191
3	F	8624	0.198
4	F	8734	0.201
5	F	8692	0.200
6	F	8532	0.196
7	F	8190	0.188
8	F	11495	0.264
9	F	9716	0.223
10	F	8169	0.188
11	F	8163	0.187
12	F	8463	0.194
13	F	8878	0.204
14	F	8923	0.205
15	F	8700	0.200
16	F	9131	0.210
17	F	11630	0.267

LOT	BLOCK	AREA (SF)	AREA (AC)
LOT 5X	C	1269	0.029
LOT 7X	D	2592	0.060
LOT 8X	E	2450	0.056
LOT 9X	F	2366	0.054
LOT 10X	C	1263	0.029



CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	625.00'	11°18'08"	N72°3'03"E	123.29'
C2	425.00'	43°43'29"	N20°07'46"W	316.52'
C3	300.00'	31°12'44"	N67°29'07"E	161.41'
C4	800.00'	13°38'46"	N89°54'52"E	190.99'
C5	300.00'	41°33'11"	N85°22'33"W	22.12'
C6	45.00'	87°42'02"	S43°38'17"E	62.35'
C7	300.00'	6°36'32"	N86°29'00"W	34.59'
C8	1000.00'	14°07'07"	N89°45'43"E	245.79'
C9	600.00'	12°8'22"	N81°55'39"E	15.42'
C10	300.00'	8°48'18"	N85°23'07"W	46.06'
C11	800.00'	21°09'32"	N88°26'16"E	293.76'
C12	300.00'	13°52'29"	S84°47'44"W	72.47'
C13	45.00'	94°26'07"	S47°25'47"W	66.05'
C14	300.00'	3°42'16"	N83°30'01"W	19.39'
C15	1000.00'	19°51'16"	N88°25'29"E	344.79'
C16	300.00'	8°25'18"	S82°42'30"W	44.06'
C17	625.00'	6°31'28"	S91°08'58"W	71.13'
C18	20.00'	94°48'34"	S47°14'38"W	29.45'
C19	325.00'	13°52'29"	S84°47'44"W	78.51'
C20	425.00'	9°26'37"	S70°19'16"E	69.97'
C21	20.00'	87°51'45"	S43°43'09"E	27.75'
C22	50.00'	91°05'08"	S45°19'50"E	71.38'
C23	50.00'	90°39'40"	S44°49'40"W	71.12'
C24	625.00'	4°11'51"	S3°49'36"W	45.67'

LINE #	BEARING	LENGTH
L1	N45°23'25"W	70.20'
L2	N43°34'09"E	10.00'
L3	N55°35'22"E	103.59'
L4	N66°01'04"E	43.80'
L5	N77°45'18"E	55.01'
L6	N81°42'31"E	66.51'
L7	N83°50'51"E	72.84'
L8	S82°13'41"E	54.26'
L9	N85°32'09"W	63.16'
L10	N89°47'41"W	63.16'
L11	S85°56'48"W	63.16'
L12	S81°37'07"W	63.16'
L13	S84°53'40"W	58.12'
L14	N76°53'37"W	10.00'
L15	S89°47'16"E	38.43'
L16	N81°11'28"E	11.58'
L17	N89°47'16"W	5.56'
L18	S77°51'30"W	20.50'
L19	S88°16'01"E	19.00'
L20	S81°38'53"E	87.62'
L21	S78°29'51"W	60.02'
L22	N50°13'15"E	16.12'
L23	N45°02'29"W	12.79'
L24	S42°37'59"E	14.66'
L25	N46°43'59"E	14.14'
L26	N1°43'59"E	70.00'
L27	S43°16'01"E	14.14'
L28	N47°43'35"E	13.50'
L29	N44°47'16"E	14.14'
L30	S39°08'22"W	14.86'
L31	S55°01'05"E	14.44'
L32	N45°12'44"E	14.14'
L33	S55°16'50"W	13.42'
L34	N87°23'35"W	15.31'



LEGEND

- O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS
- D.R.D.C.T. DEED RECORDS, DENTON COUNTY, TEXAS
- M.R.D.C.T. MAP RECORDS, DENTON COUNTY, TEXAS
- VOL., PAGE VOLUME, PAGE
- INST. NO. INSTRUMENT NUMBER
- AC ACRE(S)
- CM CONTROL MONUMENT
- SF SQUARE FEET
- FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
- SET 1/2" IRON ROD WITH CAP STAMPED "AG PROP COR" (UNLESS NOTED OTHERWISE)
- CENTERLINE
- STREET NAME CHANGE

KEYNOTES

- (A) BLOCK LETTER
- (1) 10' UTILITY EASEMENT (BY THIS PLAT)
- (2) 20' SANITARY SEWER EASEMENT (BY THIS PLAT)
- (3) 15' DRAINAGE EASEMENT (BY THIS PLAT)
- (4) 20' DRAINAGE EASEMENT (BY THIS PLAT)
- (5) 10' DRAINAGE EASEMENT (BY THIS PLAT)
- (6) 20' DRAINAGE EASEMENT (BY THIS PLAT)
- (7) LOT 5X, BLOCK C 0.029 AC. 1267 SF
- (8) LOT 6X, BLOCK D 0.056 AC. 2450 SF
- (9) LOT 7X, BLOCK D 0.060 AC. 2592 SF
- (10) LOT 8X, BLOCK E 0.056 AC. 2450 SF
- (11) LOT 9X, BLOCK F 0.054 AC. 2366 SF
- (12) 5' UTILITY EASEMENT (BY STAR TRAIL PHASE 11) DOC. NO. 2023-240, O.R.D.C.T.
- (13) 5' UTILITY EASEMENT (BY STAR TRAIL PHASE 10) DOC. NO. 2023-127, O.R.D.C.T.
- (14) 10' UTILITY EASEMENT (BY STAR TRAIL PHASE 11) DOC. NO. 2023-240, O.R.D.C.T.
- (15) 10' UTILITY EASEMENT (BY STAR TRAIL PHASE 10) DOC. NO. 2023-127, O.R.D.C.T.
- (16) 10' UTILITY EASEMENT (BY STAR TRAIL PHASE 11) DOC. NO. 2023-240, O.R.D.C.T.
- (17) 10' UTILITY EASEMENT (BY STAR TRAIL PHASE 10) DOC. NO. 2023-127, O.R.D.C.T.
- (18) 15' DRAINAGE EASEMENT (BY STAR TRAIL PHASE 10) DOC. NO. 2023-127, O.R.D.C.T.

LAND USE SUMMARY	
TYPE 'B' LOTS	
MINIMUM SQUARE FOOT	8,125 SF
MINIMUM SETBACKS	25' FRONT, 7' SIDE, 25' REAR
MINIMUM SIDE SETBACK ADJ TO STREET	15' SIDE ON CORNER LOT
MINIMUM WIDTH & DEPTH	65' X 125'
TYPICAL TYPE 'B' LOTS =	84
GROSS SITE AREA	21,964 AC.
RIGHT-OF-WAY DEDICATION	3,883 AC.
NET ACREAGE	18,081 AC.
RESIDENTIAL LOTS	84 17,853
NATURAL OPEN SPACE	5 0.228
LOT DENSITY	3.824 LOTS/ACRE

NOTES

- DEVELOPER TO INSTALL ALL SIDEWALKS ALONG RIGHT-OF-WAY FRONTAGE OF HOA LOTS.
- ALL DEVELOPMENT WILL COMPLY WITH ALL ZONING AND SUBDIVISION ORDINANCE REQUIREMENTS.
- COMMON AREA LOT 5X AND LOT 10X, BLOCK C; LOT 7X, BLOCK D; LOT 8X, BLOCK E AND LOT 9X, BLOCK F SHALL BE DEDICATED AS LANDSCAPING, TRAILS, AND PEDESTRIAN ACCESS EASEMENTS TO BE OWNED AND MAINTAINED BY THE HOA.
- SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF TOWN ORDINANCE AND STATE LAW AND IS SUBJECT TO A FINE AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
- BASIS OF BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD83, TEXAS NORTH CENTRAL ZONE (4202) NORTH AMERICAN DATUM 1983 (NAD2011) EPOCH 2010.00.
- ALL LOT CORNERS SHALL BE MONUMENTED WITH A 1/2" IRON ROD WITH A YELLOW PLASTIC CAP.
- "X" CUTS SET IN CONCRETE STREET PAVING AT ALL INTERSECTIONS AND POINTS OF CURVATURE.
- ALL LOTS SIDING OR BACKING A PUBLIC PARK, PUBLIC HIKE & BIKE TRAIL OR TOWN THOROUGHFARE SHALL HAVE A DECORATIVE METAL FENCE.
- 4.120 ACRES (179,482 SF) OF STREET RIGHT-OF-WAY IS BEING DEDICATED BY FEE SIMPLE TO THE TOWN OF PROSPER.
- LANDSCAPE EASEMENTS SHALL REMAIN EXCLUSIVE OF ALL OTHER TYPES OF EASEMENTS UNLESS APPROVED BY TOWN COUNCIL.
- THIS PLAT IS SUBJECT TO THE ADDITION RESIDENTIAL ZONING STANDARDS OUTLINED IN ORDINANCE 15-55.
- LOTS IN THIS PHASE ARE SUBJECT TO IMPACT FEES ORDINANCE 17-14.
- NO FLOODPLAIN EXISTS ON THIS SITE.

**ENGINEER:**  
**PAPE-DAWSON CONSULTING ENGINEERS, LLC.**  
 6105 TENNYSON PARKWAY, STE 210  
 PLANO, TEXAS 75024  
 TEL: (214) 420-8494  
 CONTACT: DUSTIN E. WENTZ, PE

**SURVEYOR:**  
**ALLIANCE GEOSERVICES**  
 3420 STEVEN DRIVE  
 PLANO, TEXAS 75023  
 TEL: (214) 3072560  
 CONTACT: JESUS LAJARA, RPLS

**FINAL PLAT OF**  
**STAR TRAIL, PHASE 16**  
**BLOCK C - BLOCK F**  
 CASE NO. DEVAPP-23-0163  
 LOTS 16-50, BLOCK C, LOTS 1-16, BLOCK D  
 LOTS 1-16, BLOCK E & LOTS 1-17, BLOCK F  
 COMMON AREA LOT 5X, LOT 9X, LOT 10X, BLOCK C,  
 LOT 7X, BLOCK D, & LOT 8X, BLOCK E  
 BEING 21,964 ACRES SITUATED IN THE  
 J.M. DURRETT SURVEY, ABSTRACT NO. 350,  
 IN THE TOWN OF PROSPER, DENTON COUNTY, TEXAS.  
 84 RESIDENTIAL LOTS  
 5 COMMON AREA LOTS

**PAPE-DAWSON ENGINEERS**  
 6105 TENNYSON PKWY, STE 210 | PLANO, TX 75024 | 214.420.8494  
 TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #1019490  
 DATE OF PREPARATION: SEPTEMBER 27, 2023

**OWNERS CERTIFICATE:**

STATE OF TEXAS §  
COUNTY OF DENTON §

BEING A TRACT OF LAND, LOCATED IN THE J.M. DURRETT SURVEY, ABSTRACT NO. 350, DENTON COUNTY, TEXAS, AND LOUISA NEATHERLY SURVEY, ABSTRACT NO. 962, AND BEING PART OF THE TRACT OF LAND CONVEYED AS PARCEL IV, IN DEED TO BLUE STAR ALLEN LAND, L.P., ACCORDING TO THE DOCUMENT OF RECORD FILED IN DOCUMENT NUMBER 2011-60030, OFFICIAL RECORDS, DENTON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 5/8" IRON ROD FOUND IN THE SOUTH LINE OF THE TRACT OF LAND CONVEYED IN DEED TO PROSPER MEADOWS LP, ACCORDING TO THE DOCUMENT OF RECORD FILED IN DOCUMENT NUMBER 2019-65177, OFFICIAL RECORDS, DENTON COUNTY, TEXAS, FOR THE COMMON NORTHWEST CORNER OF SAID PARCEL IV, AND THE NORTHEAST CORNER OF THAT TRACT OF LAND CONVEYED IN DEED TO PROSPER 100, LP, ACCORDING TO THE DOCUMENT OF RECORD FILED IN DOCUMENT NUMBER 2019-21287, OFFICIAL RECORDS, DENTON COUNTY, TEXAS;

THENCE S 00°12'44" W, ALONG THE WEST LINE OF SAID PARCEL IV, AND THE EAST LINE OF SAID PROSPER 100, LP TRACT, A DISTANCE OF 1,324.36 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "AG PROP COR" SET, SAME AS BEING THE POINT OF BEGINNING OF THE TRACT OF LAND DESCRIBED HEREIN;

THENCE LEAVING THE COMMON WEST LINE OF SAID PARCEL IV, AND THE EAST LINE OF SAID PROSPER 100, LP TRACT, OVER AND ACROSS SAID PARCEL IV THE FOLLOWING COURSES AND DISTANCES:

S 89°47'16" E, A DISTANCE OF 180.04 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "AG PROP COR" SET;

S 81°46'35" E, A DISTANCE OF 173.26 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "AG PROP COR" SET;

S 85°32'09" E, A DISTANCE OF 63.16 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "AG PROP COR" SET;

S 89°47'41" E, A DISTANCE OF 63.16 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "AG PROP COR" SET;

N 85°56'48" E, A DISTANCE OF 63.16 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "AG PROP COR" SET;

N 81°37'07" E, A DISTANCE OF 63.16 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "AG PROP COR" SET;

N 78°36'33" E, A DISTANCE OF 116.39 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "AG PROP COR" SET;

N 84°53'40" E, A DISTANCE OF 58.12 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "AG PROP COR" SET;

S 76°57'53" E, A DISTANCE OF 10.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "AG PROP COR" SET, FROM WHICH A 1/2" IRON ROD FOUND FOR A COMMON INTERIOR ELL CORNER OF SAID PARCEL IV, AND THE SOUTHWEST CORNER OF THAT TRACT OF LAND CONVEYED IN DEED TO PEARLS OF PROSPER HOLDING COMPANY, LLC, ACCORDING TO THE DOCUMENT OF RECORD FILED IN DOCUMENT NUMBER 2022-36684, OFFICIAL RECORDS, DENTON COUNTY, TEXAS, BEARS N 64°18'57" E, 519.21 FEET;

S 13°02'07" W, A DISTANCE OF 114.06 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "AG PROP COR" SET AT THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 625.00 FEET, A CENTRAL ANGLE OF 11°18'08", A CHORD BEARING AND DISTANCE OF S 07°23'03" W - 123.09 FEET;

ALONG SAID CURVE TO THE LEFT, AN ARC LENGTH OF 123.29 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "AG PROP COR" SET;

S 01°43'59" W, A DISTANCE OF 477.26 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "AG PROP COR" SET AT THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 425.00 FEET, A CENTRAL ANGLE OF 43°43'29", A CHORD BEARING AND DISTANCE OF S 20°07'46" E - 316.52 FEET;

ALONG SAID CURVE TO THE LEFT, AN ARCH LENGTH OF 324.34 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "AG PROP COR" SET;

S 45°23'25" E, A DISTANCE OF 70.20 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "AG PROP COR" SET;

S 46°25'51" E, A DISTANCE OF 118.80 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "AG PROP COR" SET;

S 43°34'09" W, A DISTANCE OF 10.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "AG PROP COR" SET;

S 55°35'22" W, A DISTANCE OF 103.59 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "AG PROP COR" SET;

S 66°01'04" W, A DISTANCE OF 43.80 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "AG PROP COR" SET;

S 77°45'18" W, A DISTANCE OF 55.01 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "AG PROP COR" SET;

S 81°14'23" W, A DISTANCE OF 66.51 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "AG PROP COR" SET;

S 83°36'20" W, A DISTANCE OF 130.01 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "AG PROP COR" SET;

S 83°55'01" W, A DISTANCE OF 72.84 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "AG PROP COR" SET;

N 87°11'42" W, A DISTANCE OF 107.78 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "AG PROP COR" SET;

N 82°13'41" W, A DISTANCE OF 54.26 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "AG PROP COR" SET;

N 83°19'16" W, A DISTANCE OF 184.71 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "AG PROP COR" SET;

S 88°53'37" W, A DISTANCE OF 180.09 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "AG PROP COR" SET IN THE COMMON WEST LINE OF THE ABOVEMENTIONED PARCEL IV, AND THE EAST LINE OF LOT 23, BLOCK G, OF THE ARTESIA NORTH PHASE 3, AN ADDITION TO THE CITY OF CELINA, DENTON COUNTY, TEXAS, ACCORDING TO THE DOCUMENT OF RECORD FILED IN DOCUMENT NUMBER 2016-76, OFFICIAL RECORDS, DENTON COUNTY, TEXAS

THENCE 1 00°12'44" E, ALONG THE COMMON WEST LINE OF SAID PARCEL IV AND THE EAST LINE OF SAID ARTESIA NORTH PHASE 4 ADDITION, AND A PORTION OF THE EAST LINE OF THE ABOVE MENTIONED PROSPER 100, LP TRACT, A DISTANCE OF 1,226.59 FEET TO THE POINT OF BEGINNING, AND CONTAINING 21.964 ACRES OF LAND MORE OR LESS.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, BLUE STAR ALLEN LAND, L.P., ACTING HEREIN BY AND THROUGH ITS DULY AUTHORIZED AGENT, DOES HEREBY ADOPT THIS PLAT, DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS **STAR TRAIL, PHASE 16**, AN ADDITION TO THE TOWN OF PROSPER, AND DOES HEREBY DEDICATE TO THE PUBLIC USE FOREVER, THE STREETS AND ALLEYS SHOWN THEREON. THE (OWNER NAME) DOES HEREBY 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 PUBLIC'S AND TOWN OF PROSPER'S USE THEREOF.
7. THE TOWN OF PROSPER AND PUBLIC UTILITIES SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PART OF ANY BUILDING, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTHS WHICH MAY IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF THEIR RESPECTIVE SYSTEMS IN THE EASEMENTS.
8. THE TOWN OF PROSPER AND PUBLIC UTILITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT OF INGRESS AND EGRESS TO OR FROM THEIR RESPECTIVE EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING, READING METERS, AND ADDING TO OR REMOVING ALL OR PARTS OF THEIR RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME PROCURING PERMISSION FROM ANYONE.
9. ALL MODIFICATIONS TO THIS DOCUMENT SHALL BE BY MEANS OF PLAT AND APPROVED BY THE TOWN OF PROSPER.

**ACCESS EASEMENT**

THE UNDERSIGNED COVENANTS AND AGREES THAT THE ACCESS EASEMENT(S) MAY BE UTILIZED BY ANY PERSON OF THE GENERAL PUBLIC FOR INGRESS AND EGRESS TO OTHER REAL PROPERTY, AND FOR THE PURPOSE OF GENERAL PUBLIC VEHICULAR USE AND ACCESS, AND FOR THE FIRE DEPARTMENT, POLICE, AND EMERGENCY USE IN ALONG, UPON, AND ACROSS SAID PREMISES, WITH THE RIGHT AND PRIVILEGE AT ALL TIME OF THE TOWN OF PROSPER, ITS AGENTS, EMPLOYEES, WORKMEN AND REPRESENTATIVES HAVING INGRESS, EGRESS, AND REGRESS IN, ALONG, UPON, AND ACROSS SAID PREMISES.

**LANDSCAPE EASEMENT**

THE UNDERSIGNED COVENANTS AND AGREES THAT THE LANDSCAPE EASEMENT AND RESTRICTIONS HEREIN SET FORTH SHALL RUN WITH THE LAND AND BE BINDING ON THE OWNER(S) OF THE PROPERTY IN THIS SUBDIVISION, THEIR SUCCESSORS AND ASSIGNS, AND ALL PARTIES CLAIMING BY, THROUGH AND UNDER THEM, IN THE EVENT A REPLAT IS REQUESTED ON ALL OR PART OF THIS PROPERTY, THE TOWN MAY REQUIRE ANY SIMILAR OR ADDITIONAL RESTRICTIONS AT ITS SOLE DISCRETION. THE SOLE RESPONSIBILITY FOR MAINTENANCE AND REPLACEMENT OF LANDSCAPE MATERIALS THEREOF SHALL BE BORNE BY ANY "HOMEOWNERS" ASSOCIATION HEREAFTER ESTABLISHED FOR THE OWNERS OF LOTS IN THIS SUBDIVISION AND/OR THE OWNER OF THE INDIVIDUAL LOTS WITHIN THIS SUBDIVISION. SUCH MAINTENANCE AND REPLACEMENT SHALL BE IN CONFORMANCE WITH THE REQUIREMENTS, STANDARDS, AND SPECIFICATIONS OF THE TOWN OF PROSPER, AS PRESENTLY IN EFFECT OR AS MAY BE HEREAFTER AMENDED. THIS PROVISION MAY BE ENFORCED BY SPECIFIC PERFORMANCE OR BY ANY OTHER REMEDY ALLOWED BY LAW. THIS LANDSCAPE EASEMENT SHALL BE VOID OF UTILITIES AND OTHER ELEMENTS UNLESS OTHERWISE APPROVED ON THE PLAT.

THIS APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, AND REGULATIONS OF THE TOWN OF PROSPER, TEXAS.

**WITNESS**, MY HAND, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

BY:  
BLUE STAR ALLEN LAND, L.P.,  
8000 WARREN PARKWAY  
BUILDING 1, SUITE 100  
FRISCO, TEXAS 75034

BY: \_\_\_\_\_

NAME: \_\_\_\_\_

TITLE: \_\_\_\_\_

STATE OF TEXAS

COUNTY OF DENTON

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED, \_\_\_\_\_, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED AND AS THE ACT AND DEED THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON: \_\_\_\_\_

**SURVEYOR'S STATEMENT:**

THAT I, JESUS LAJARA DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED 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, DENTON COUNTY, TEXAS.

DATED THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

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.

JESUS LAJARA  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 6378  
FIRM REGISTRATION NO. 10194544  
PAPE DAWSON CONSULTING ENGINEERS, LLC  
3420 STEVEN DRIVE  
PLANO, TEXAS 75023  
TELE. 214-307-2560  
EMAIL: INFO@ALLIANCEGEOSERVICES.COM

STATE OF TEXAS

COUNTY OF DENTON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, JESUS LAJARA, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON: \_\_\_\_\_

**CERTIFICATE OF APPROVAL:**

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ BY THE PLANNING & ZONING COMMISSION OF THE TOWN OF PROSPER, TEXAS

TOWN SECRETARY

ENGINEERING DEPARTMENT

DEVELOPMENT SERVICES DEPARTMENT

**OWNER/DEVELOPER:**

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

**ENGINEER:**

PAPE-DAWSON CONSULTING ENGINEERS, LLC.  
6105 TENNYSON PARKWAY, STE 210  
PLANO, TEXAS 75024  
TEL: (214) 420-8494  
CONTACT: DUSTIN E. WENTZ, PE



**SURVEYOR:**  
ALLIANCE GEOSERVICES  
3420 STEVEN DRIVE  
PLANO, TEXAS 75023  
TEL: (214) 3072560  
CONTACT: JESUS LAJARA, RPLS

**FINAL PLAT OF  
STAR TRAIL, PHASE 16  
BLOCK C - BLOCK F**

CASE NO. DEVAPP-23-0163

LOTS 16-50, BLOCK C, LOTS 1-16, BLOCK D  
LOTS 1-16, BLOCK E & LOTS 1-17, BLOCK F  
COMMON AREA LOT 5X, LOT 9X, LOT 10X, BLOCK C,  
LOT 7X, BLOCK D, & LOT 8X, BLOCK E

BEING 21.964 ACRES SITUATED IN THE  
J.M. DURRETT SURVEY, ABSTRACT NO. 350,  
IN THE TOWN OF PROSPER, DENTON COUNTY, TEXAS.

84 RESIDENTIAL LOTS  
5 COMMON AREA LOTS



6105 TENNYSON PKWY, STE 210 | PLANO, TX 75024 | 214.420.8494  
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10194540

DATE OF PREPARATION: SEPTEMBER 27, 2023



**PLANNING**

**To:** Planning & Zoning Commission **Item No. 5h**  
**From:** Doug Braches, Planner  
**Through:** David Hoover, Director of Development Services  
**Re:** Planning & Zoning Commission Meeting – October 3, 2023

**Agenda Item:**

Consider and act upon a Final Plat for Wandering Creek, Phase 1, Block A, Lots 1-18, Block B, Lots 1-13, Block C, Lots 1-13, Block D, Lots 1 & 22-27, Block E, Lots 1-44, Block F, Lots 1-11, Block G, Lots 1-12, and Block I, Lot 1, on 49.0± acres, located south of East First Street and west of North Custer Road. The property is zoned Planned Development-90 (PD-90) Brookhollow North. (DEVAPP-23-0156)

**Description of Agenda Item:**

The purpose of the Final Plat is to build a phased residential subdivision with 110 single-family lots (38 Type B-2 & 72 Type C) and 8 open space lots. The plat conforms to the Planned Development-90 (PD-90) development standards.

	Type B-2 Lots	Type C Lots
Min. Lot Area (sq. ft)	10,000	9,000
Max. Building coverage (%)	50	50
Min. Lot Width (ft.)	75	70
Min. Lot Depth (ft.)	125	125
Min. Front Yard (ft.)	20	20
Min. Side Yard (ft.)	7	7

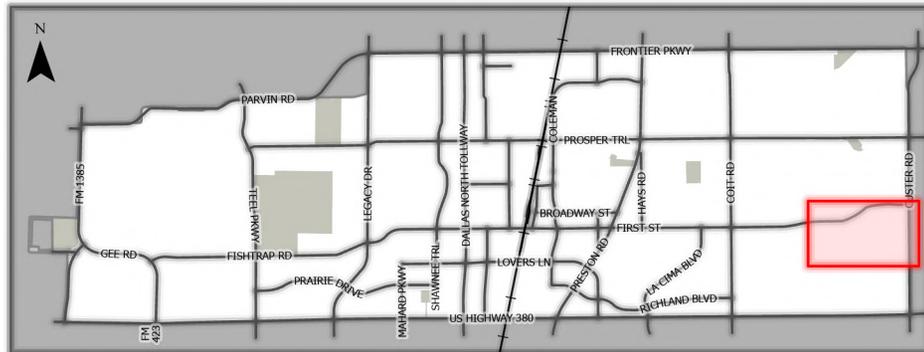
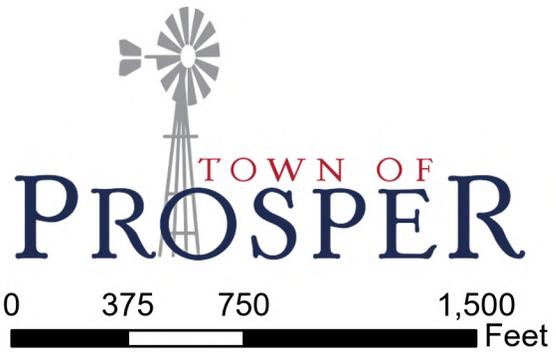
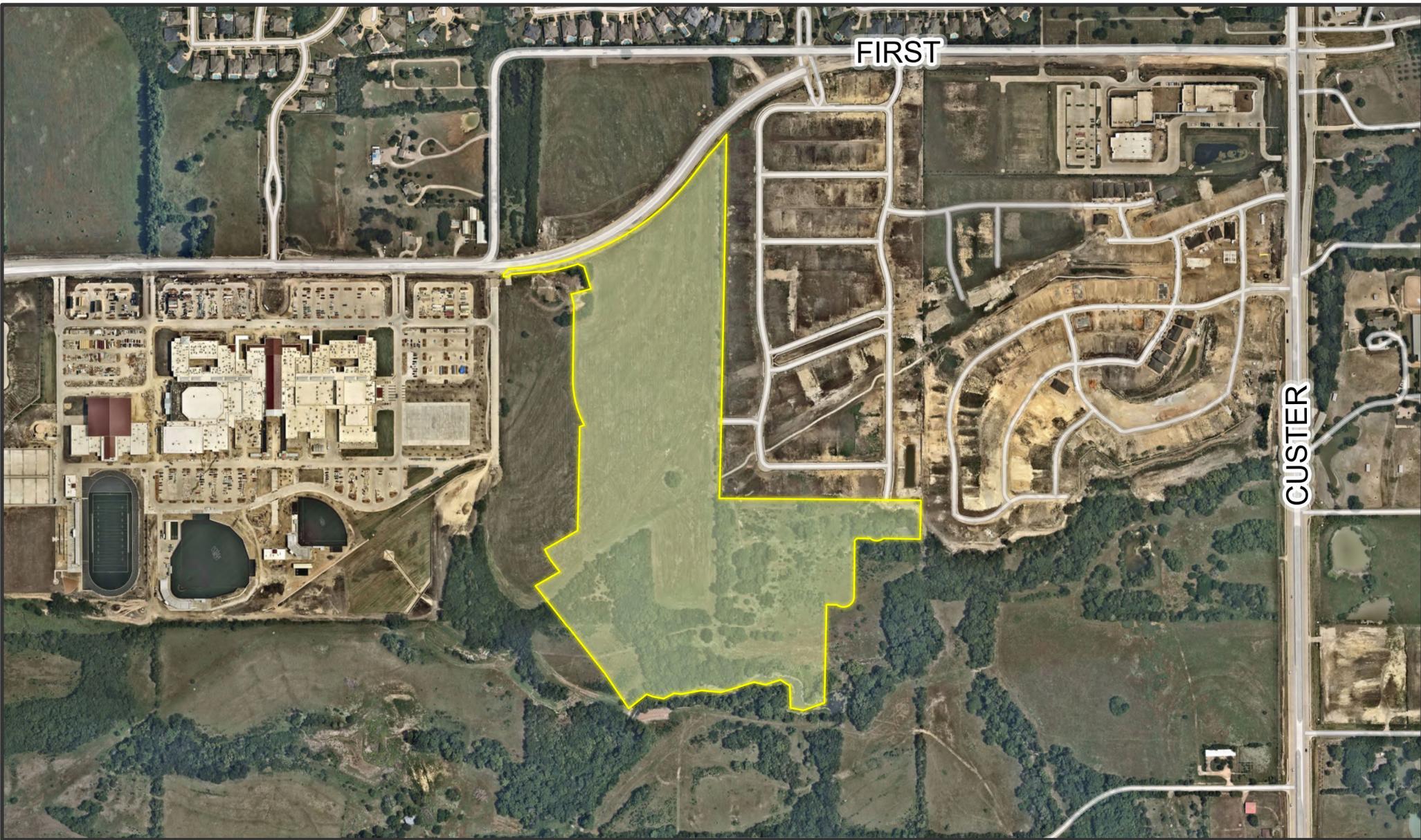
**Attached Documents:**

1. Location Map
2. Final Plat

**Town Staff Recommendation:**

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

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

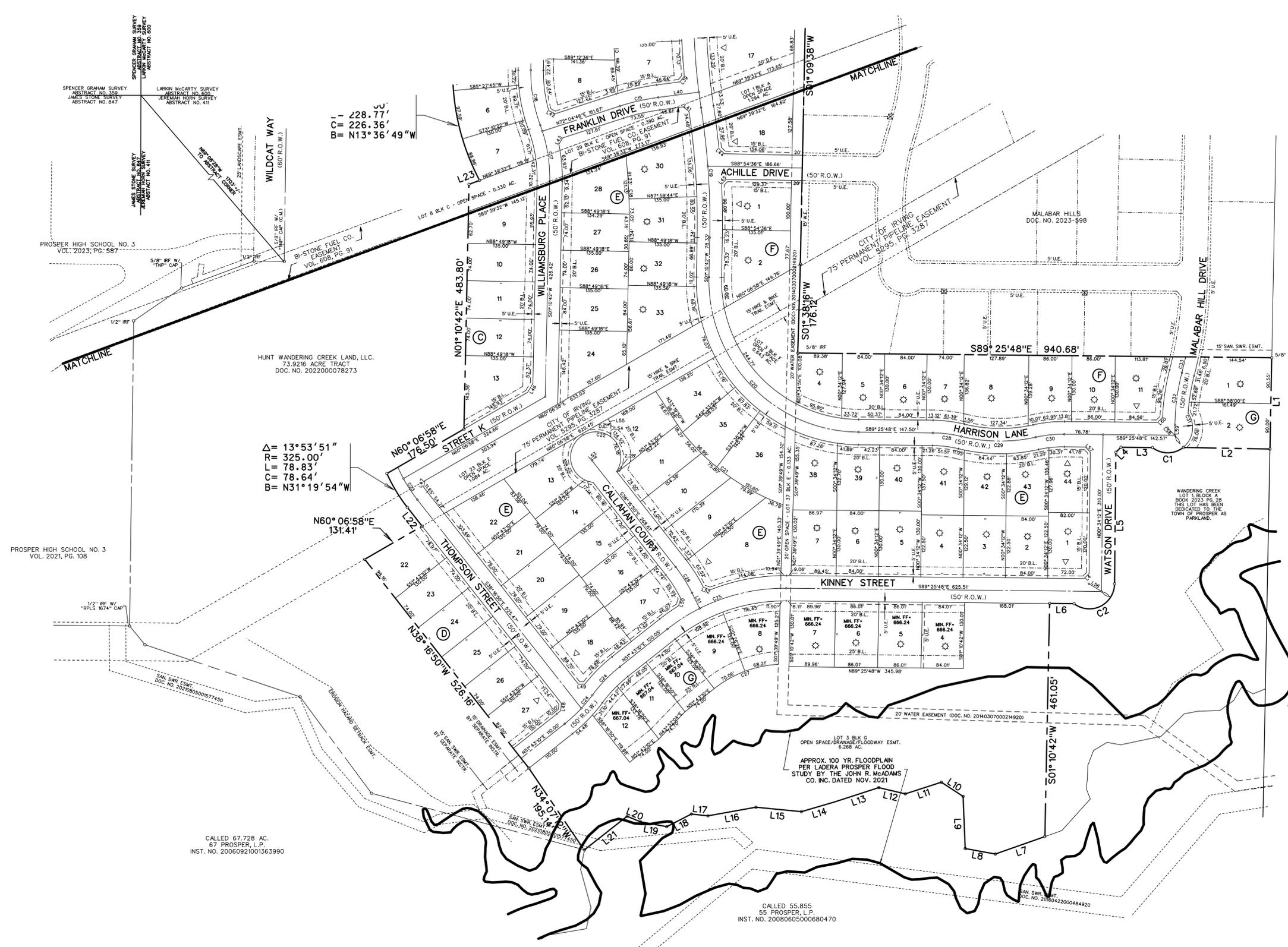


This map for illustration purposes only

**DEVAPP-23-0156**  
 Wandering Creek Phase 1

Final Plat





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

\* Denotes HOA lots

CASE\* DEVAPP-23-0156  
FINAL PLAT  
OF  
**WANDERING CREEK  
PHASE I**  
LOTS 1-18, BLOCK A  
LOTS 1-13, BLOCK B  
LOTS 1-13, BLOCK C  
LOTS 1, & 22-27, BLOCK D  
LOTS 1-44, BLOCK E  
LOTS 1-11, BLOCK F  
LOTS 1-12, BLOCK G  
LOT 1, BLOCK I  
TOTAL LOTS 118  
TOTAL RESIDENTIAL LOTS 110  
TOTAL OPEN SPACE LOTS 8  
TOTAL GROSS ACRES 48.923  
TOTAL NET ACRES 38.665  
TOTAL ROW ACRES 8.912 OR 388218.22 SQ. FT.  
OUT OF THE  
LARKIN McCARTY SURVEY, ABSTRACT NO. 600  
JEREMIAH HORN SURVEY, ABSTRACT NO. 411  
IN THE  
TOWN OF PROSPER  
COLLIN COUNTY, TEXAS

OWNER/APPLICANT  
HUNT WANDERING CREEK LAND, LLC.  
1330 AVENUE OF THE AMERICAS, 28TH FLOOR  
NEW YORK, NY 10019  
PREPARED BY  
CORWIN ENGINEERING, INC.  
200 W. BELMONT, SUITE E  
ALLEN, TEXAS 75013  
972-396-1200  
WARREN CORWIN

LEGAL DESCRIPTION

BEING, a tract of land situated in the Larkin McCarty Survey, Abstract Number 600 and the Jeremiah Horn Survey, Abstract No. 411, in the Town of Prosper, Collin County, Texas, being part of 73.9216 acre tract, as described in Doc. No. 202200078273 in the Deed Records of Collin County, Texas, and being more particularly described as follows:

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

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

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

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

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

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

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

- South 67°45'09" West, for a distance of 26.27 feet;
North 61°17'57" West, for a distance of 26.43 feet;
South 30°50'48" West, for a distance of 29.95 feet;
South 54°00'34" West, for a distance of 33.82 feet;
South 88°20'15" West, for a distance of 43.05 feet;
South 79°24'19" West, for a distance of 28.31 feet;
South 45°49'02" West, for a distance of 63.91 feet;
South 78°13'58" West, for a distance of 82.24 feet;
North 79°43'00" West, for a distance of 27.16 feet;
South 59°06'16" West, for a distance of 31.13 feet;
South 20°52'18" West, for a distance of 31.91 feet;
South 01°06'53" West, for a distance of 24.02 feet;
South 06°19'53" West, for a distance of 21.59 feet;
South 21°05'52" East, for a distance of 21.98 feet;
South 42°07'51" West, for a distance of 84.32 feet;
South 70°40'49" West, for a distance of 139.89 feet;
North 79°38'38" West, for a distance of 60.66 feet;
North 02°19'14" West, for a distance of 103.20 feet;
North 57°03'11" West, for a distance of 51.44 feet;
South 72°07'04" West, for a distance of 75.19 feet;
North 76°44'25" West, for a distance of 54.20 feet;
South 72°06'18" West, for a distance of 92.62 feet;
South 75°43'45" West, for a distance of 67.95 feet;
North 84°26'40" West, for a distance of 90.84 feet;
South 79°47'16" West, for a distance of 96.95 feet;
North 83°43'07" West, for a distance of 32.95 feet;
South 62°57'59" West, for a distance of 54.72 feet;
North 79°36'21" West, for a distance of 53.16 feet;
North 67°02'27" West, for a distance of 28.74 feet;
South 51°52'42" West, for a distance of 107.35 feet;

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

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

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

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

THENCE, North 38°16'50" West, for a distance of 46.89 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.;" at the point of curvature of a curve to the right, having a radius of 325.00 feet, a central angle of 13°53'51";

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

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

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

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

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

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

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

THENCE, North 76°04'03" East, for a distance of 21.70 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.;" at the point of curvature of a curve to the left, having a radius of 1250.00 feet, a central angle of 03°21'51";

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

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

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

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

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

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

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

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

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

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

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

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

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

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS that I, WARREN L. CORWIN, do hereby certify that I prepared this Plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision regulations of the Town of Prosper, Texas.

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

THE STATE OF TEXAS §
COUNTY OF COLLIN §

Before me, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared WARREN L. CORWIN, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed same for the purpose and consideration therein expressed and in the capacity therein stated.

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

NOTARY PUBLIC, STATE OF TEXAS

STATE OF TEXAS §
COUNTY OF COLLIN §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

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

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

10. 100 Year Floodplain Easement Restriction: Construction within the floodplain may not occur until approved by the Town. (A request for construction within the floodplain easement must be accompanied with detailed engineering plans and studies indicating that no flooding will result, that no obstruction to the natural flow of water will result and subject to allowances or the property affected by such construction becoming a party to the request.) Where construction is approved, all finished floor elevations shall be a minimum of one (1) foot above the 100-year flood elevation as determined by analyzing the ultimate build-out conditions of the entire drainage basin. Existing creeks, lakes, reservoirs, or drainage channels traversing along or across portions of this addition, will remain as an open channel at all times and will be maintained by the individual owners of the lot or lots that are traversed by the drainage courses along or across said lots. The Town will not be responsible for the maintenance and operation of said drainage ways or for the control of erosion. Each property owner shall keep the natural drainage channels traversing his/her property clean and free of debris, silt, or any substance that would result in unsanitary conditions. The Town shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the property owner to alleviate any undesirable conditions, which may occur. The Town is not obligated to maintain or assistance with maintenance of the area. The natural drainage channels, as in the case of all natural drainage channels, are subject to storm water overflow and natural bank erosion. The Town shall not be liable for damages of any nature resulting from the occurrence of these natural phenomena, nor resulting from a failure of any structure(s) within the natural drainage channels. The natural drainage channel crossing each lot is shown by the Floodway easement line as shown on the plat. If a Subdivision alters the horizontal or vertical floodplain, a FEMA Floodway map revision may be required.

DRAINAGE AND DETENTION EASEMENT

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

LANDSCAPE EASEMENT

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

ACCESS EASEMENT

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

DRAINAGE & FLOODWAY EASEMENT

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

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the Town of Prosper, Texas.
WITNESS, my hand, this \_\_\_ day of \_\_\_\_\_, 2023.
BY: HUNT WANDERING CREEK LAND, LLC.

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared \_\_\_\_\_ known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.
GIVEN UNDER MY HAND AND SEAL OF OFFICE this the \_\_\_ day of \_\_\_\_\_, 2023.

Notary Public, State of Texas

CERTIFICATE OF APPROVAL

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

\_\_\_\_ Town Secretary
\_\_\_\_ Engineering Department
\_\_\_\_ Development Services Department

CASE # DEVAPP-23-0156
FINAL PLAT OF
WANDERING CREEK PHASE I
LOTS 1-18, BLOCK A
LOTS 1-13, BLOCK B
LOTS 1-13, BLOCK C
LOTS 1, & 22-27, BLOCK D
LOTS 1-44, BLOCK E
LOTS 1-11, BLOCK F
LOTS 1-12, BLOCK G
LOT 1, BLOCK I
TOTAL LOTS 118
TOTAL RESIDENTIAL LOTS 110
TOTAL OPEN SPACE LOTS 8
TOTAL GROSS ACRES 48.923
TOTAL NET ACRES 38.665
TOTAL ROW ACRES 8.912 OR 388218.22 SQ. FT.
OUT OF THE
LARKIN McCARTY SURVEY, ABSTRACT NO. 600
JEREMIAH HORN SURVEY, ABSTRACT NO. 411
IN THE
TOWN OF PROSPER
COLLIN COUNTY, TEXAS

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

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



## PLANNING

**To:** Planning & Zoning Commission

**Item No. 5i**

**From:** Jerron Hicks, Planner

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

**Re:** Planning & Zoning Commission Meeting – October 3, 2023

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**Agenda Item:**

Consider and act upon a Final Plat for Teel 380 Addition, Block A, Lot 6, on 2.9± acres, located north of US-380 and west of South Teel Parkway. The property is zoned Planned Development-40 (PD-40) Windsong Ranch. (DEVAPP-23-0159)

**Description of Agenda Item:**

The purpose of the Final Plat is to build a commercial building with restaurant and retail uses. The plat conforms to the Planned Development-40 (PD-40) development standards.

As a companion item, the Site Plan (DEVAPP-23-0160) is also on the Planning & Zoning Commission agenda for October 3, 2023.

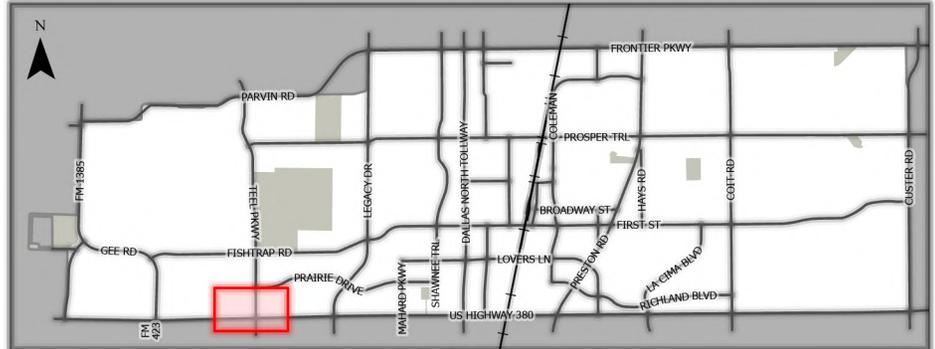
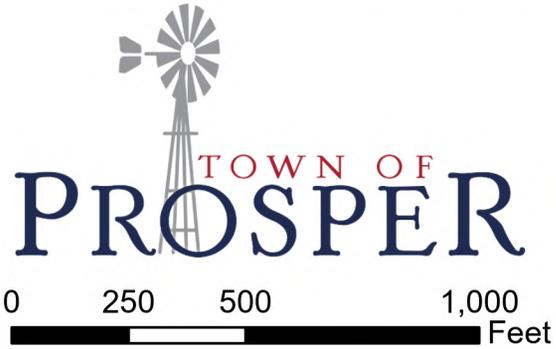
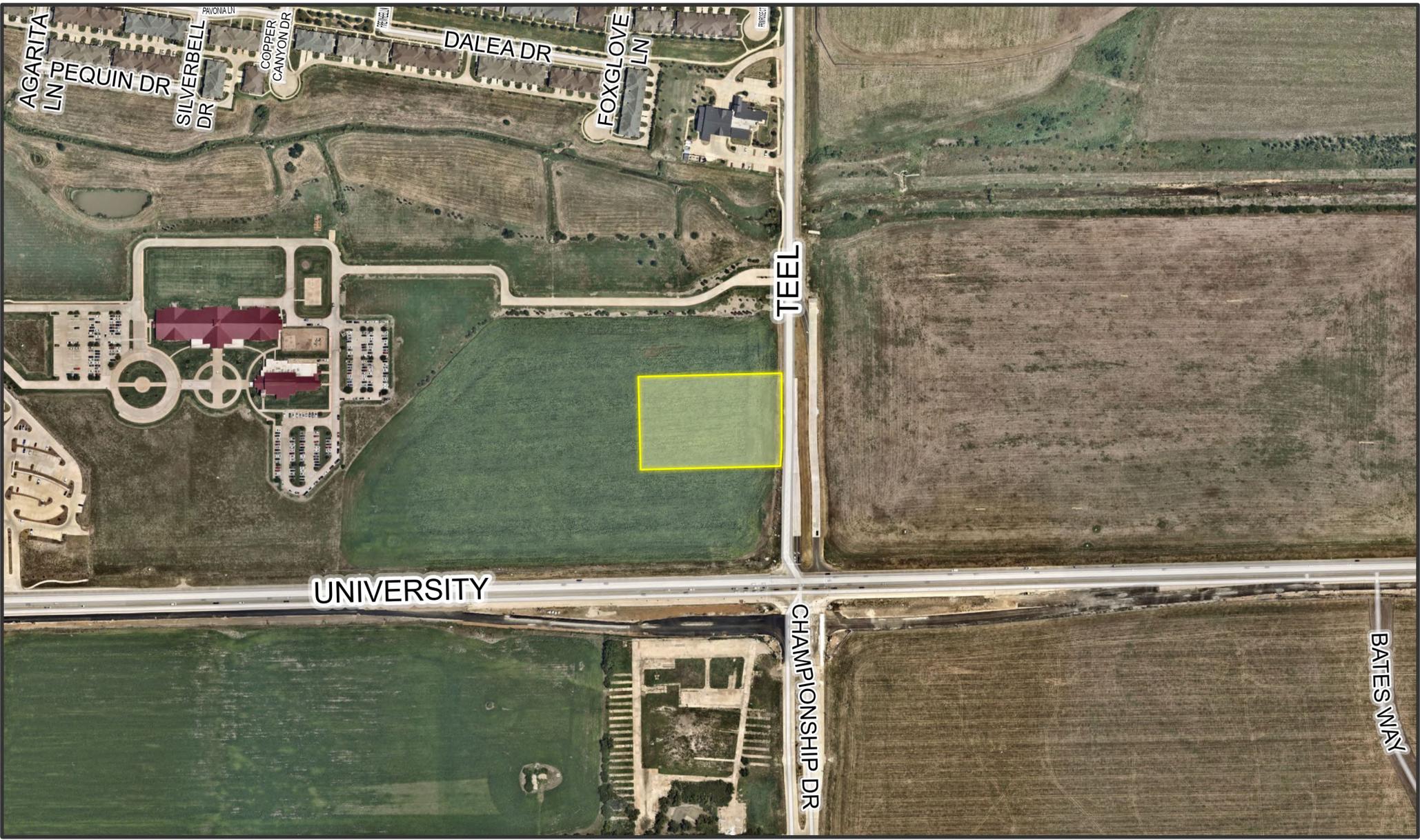
**Attached Documents:**

1. Location Map
2. Final Plat

**Town Staff Recommendation:**

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

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



DEVAPP-23-0159

Teel Plaza 1

Final Plat

This map for illustration purposes only



To: **Planning & Zoning Commission**

**Item No. 5j**

From: **Jerron Hicks, Planner**

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

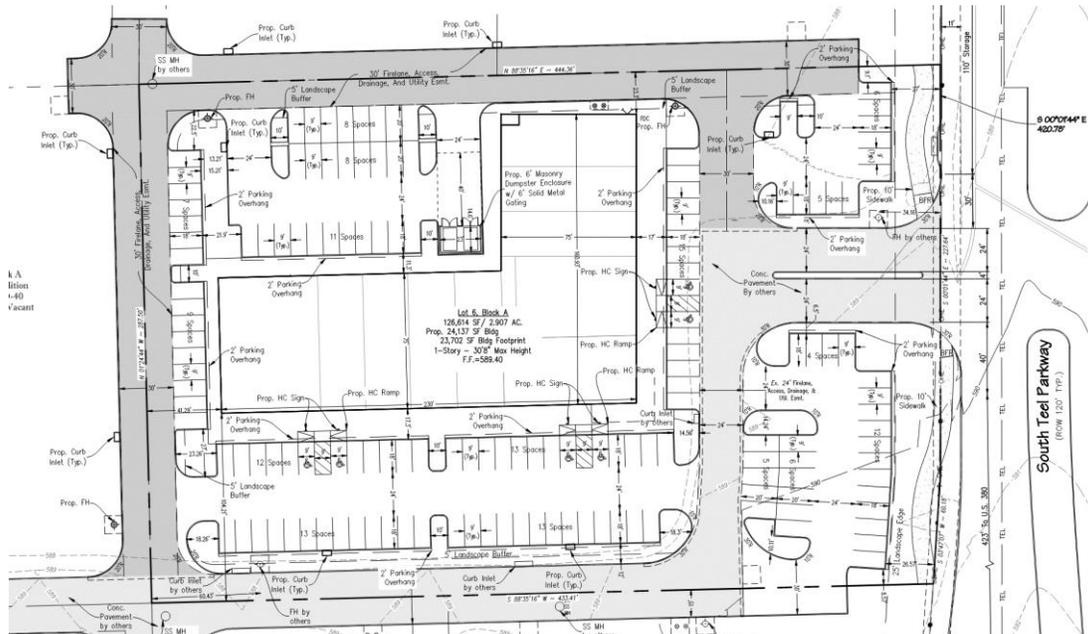
Re: **Planning & Zoning Commission Meeting – October 3, 2023**

**Agenda Item:**

Consider and act upon a Site Plan for a Restaurant and Retail Store, on 2.9± acres, located north of US-380 and west of South Teel Parkway. The property is zoned Planned Development-40 (PD-40) Windsong Ranch. (DEVAPP-23-0160)

**Description of Agenda Item:**

The Site Plan shows a 24,137 square foot building for a commercial building with restaurant and retail uses as shown below:



Access will be provided from US-380 and South Teel Parkway. The Site Plan (DEVAPP-23-0160) conforms to the Planned Development-40 (PD-40) development standards.

As a companion item, the Final Plat (DEVAPP-23-0159) is also on the Planning & Zoning Commission agenda for October 3, 2023.

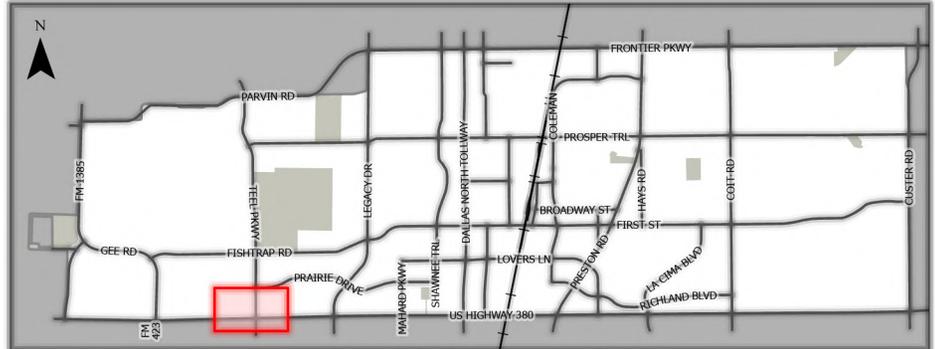
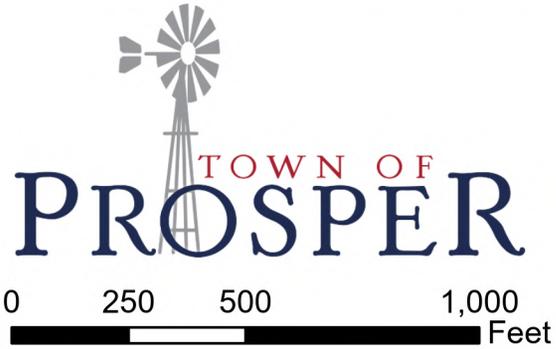
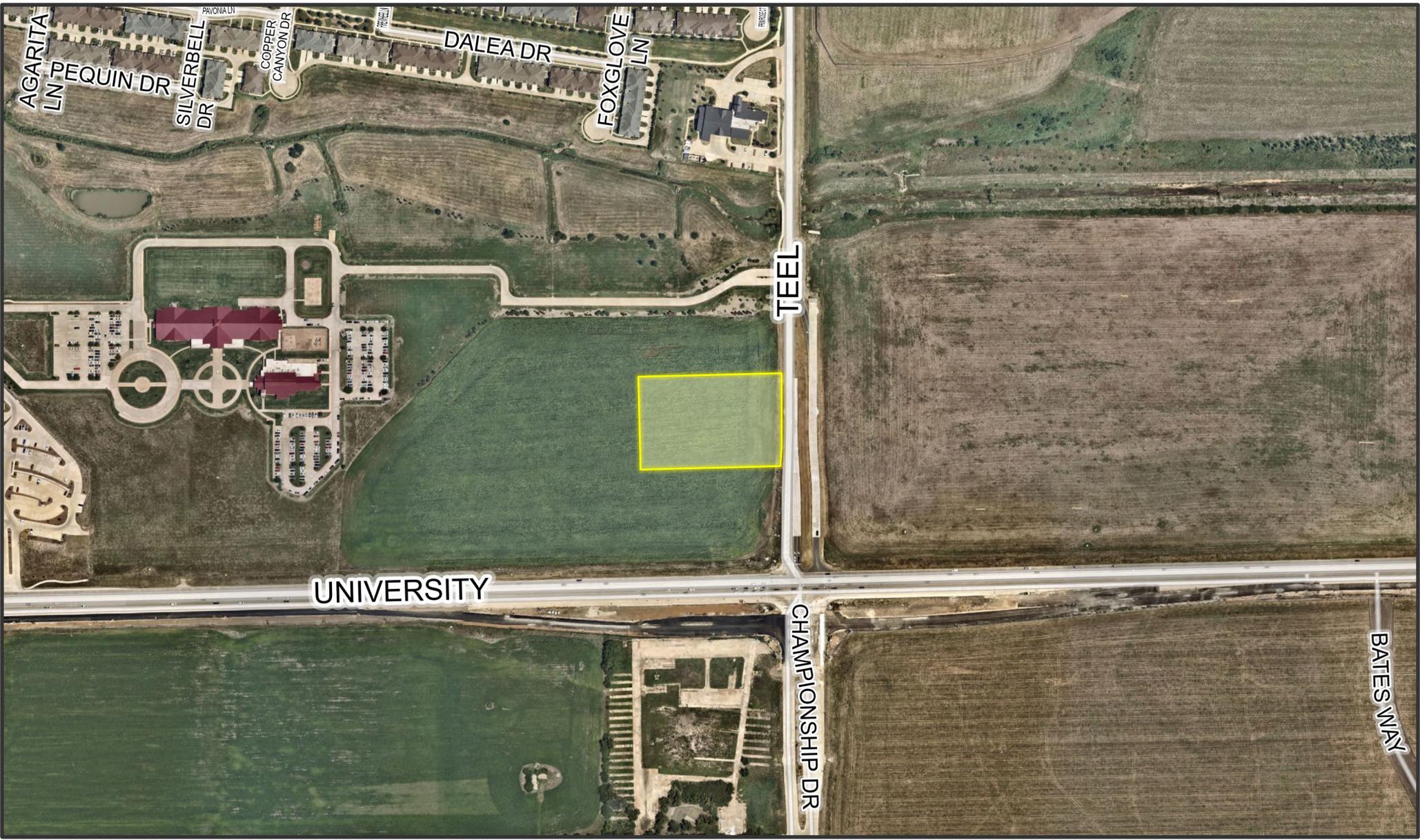
**Attached Documents:**

1. Location Map
2. Site Plan

**Town Staff Recommendation:**

Town staff recommends approval of the Site Plan, subject to:

1. Town staff approval of civil engineering, façade plan, irrigation plan, open space plan, and address plan.
2. Town staff approval of all fire hydrants, fire department connections (FDC) and fire lanes, including widths, radii, and location.

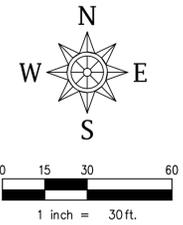
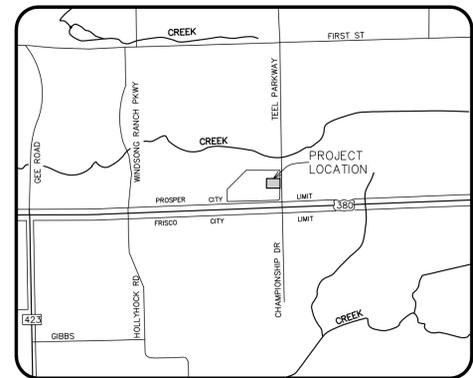


This map for illustration purposes only

DEVAPP-23-0160

Teel Plaza 1

Site Plan



Vicinity Map  
NTS

**Town of Prosper Site Plan Notes:**

- Dumpsters and trash compactors shall be screened per the Zoning Ordinance.
- Open storage, where permitted, shall be screened per the Zoning Ordinance.
- Outdoor lighting shall comply with the lighting and glare standards contained within the Zoning Ordinance and Subdivision Ordinance.
- Landscape shall conform to landscape plans approved by the Town.
- All elevations shall comply with the standards contained within the Zoning Ordinance.
- Buildings of 5,000 square feet or greater shall be 100% fire sprinkled. Alternative fire protection measures may be approved by the Fire Department.
- Occupant notification per this section and 907.5 shall be required for all new construction, or existing construction complying with the International Building Code, for renovations to existing buildings, tenant spaces, changes in occupancy, replacement or modification of the existing fire alarm system, or as required by the Fire Code Official, for all buildings or spaces provided with an approved automatic sprinkler system.
- Fire lanes shall be designed and constructed per Town Standards or as directed by the Fire Department.
- Two points of access shall be maintained for the property at all times.
- Speed bumps/humps are not permitted within a fire lane.
- Fire lanes shall be provided within 150 feet of all exterior walls of any building for hose lay requirements. Amendment 503.1.1
- The fire lane shall be a minimum of 24 feet wide. Amendment 503.2.1
- Buildings more than 30 feet in height are required to have a minimum of a 26-foot wide fire lane in the immediate vicinity for firefighting operations of the building. One of the 26-foot wide fire lanes shall be located a minimum of 15 feet from the building and no more than 30 feet. Appendix D105
- The inside turning radius of the 24-foot fire lane shall be a minimum of 30 feet. Amendment 503.2.4
- The inside turning radius of the 26-foot fire lane shall be a minimum of 30 feet. Amendment 503.2.4
- Dead-end fire lanes are only permitted with approved hammerheads.
- Fire hydrants shall be provided at the entrances and intersections. Amendment 507.5.1
- As properties develop, fire hydrants shall be located at all intersecting streets and the maximum spacing shall be every 300 feet (300') for all developments, and facilities other than R3, R-3 developments shall be every 500 feet (500'). Distances between hydrants shall be measured along the route that fire hose is laid by a fire apparatus from hydrant-to-hydrant, not as the "crow flies" Amendment 507.5.1
- Fire department connection (FDC) for the fire sprinkler system shall be located within 50 feet of a fire hydrant and 50 feet of a fire lane. 5" Storz, 30-degree downward turn with locking cap. Amendment 507.5.1
- Fire hydrants shall be located 2 foot (2') to 6 foot (6') back from the curb or fire lane and shall not be located in the bulb of a cul-de-sac. Amendment 507.5.1
- There shall be a minimum of two (2) fire hydrants serving each property within the prescribed distances listed above. A minimum of one fire hydrant shall be located on each lot. Amendment 507.5.1
- A minimum 10-foot unobstructed width shall be provided around a building for adequate Fire Department access. A continuous row of parking and landscaping shall be considered a barrier. Amendment 503.1.1
- The maximum dead- and cul-de-sac length shall not exceed six hundred feet (600') as measured from the centerline of the intersection street to the center point of the radius. Amendment 503.1.5
- One- and two-family dwellings automatic fire systems. Automatic fire protection systems per NFPA 13D or NFPA 13R shall be provided in all one- and two-family dwellings with a conditioned floor area of 5,500 square feet (511 m<sup>2</sup>) or greater, dwellings three (3) stories or greater, or dwellings with roof heights exceeding thirty-five feet (35') from grade. IRC-2015 Amendment R313.2
- 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.
- All signage is subject to Building Official approval.
- All fences and retaining walls shall be shown on the Site Plan and are subject to Building Official approval.
- All exterior building materials are subject to Building Official approval and shall conform to the approved facade plan.
- Sidewalks of not less than six (6) feet in width along thoroughfares and collectors and five (5) feet in width along residential streets and barrier-free ramps at all curb crossings shall be provided per Town Standards.
- Approval of the Site Plan is not final until all engineering plans are approved by the Engineering Services Department.
- Site Plan Approval is required before the grading release.
- All new electrical lines shall be installed and/or relocated underground.
- All mechanical equipment shall be screened from public view per the Zoning Ordinance.
- All landscape easements must be exclusive of any other type of easement.
- Impact fees will be assessed per the land use classification(s) identified on the Site Data Summary Table; however, changes to the proposed land use at the time of CO and/or finish-out permit may result in additional impact fees and/or parking requirements.
- The approval of a Site Plan shall be effective for eighteen (18) months from the date of approval by the Planning & Zoning Commission, at the end of which time the applicant must have submitted and received the approval of engineering plans and building permits. If the engineering plans and building permits are not approved, the Site Plan approval, together with any preliminary Site Plan for the property, is null and void.
- If restaurant use, end users to provide Grease Trap (min. 1,000 gallon) and sample well and permit with town.

**LEGEND**

	FIRELANE, ACCESS, DRAINAGE, & UTILITY EASEMENT BY OTHERS
	PROPOSED FIRELANE, ACCESS, DRAINAGE & UTILITY EASEMENT
	PROPOSED SIDEWALK
	1/2" IRON ROD W/ PLASTIC CAP STAMPED "SPIARSEN" SET, UNLESS OTHERWISE NOTED.
	POWER POLE
	GUY WIRE ANCHOR
	OVERHEAD POWER LINE
	CONTROL MONUMENT
	PROPOSED FIRE HYDRANT
	EXISTING FIRE HYDRANT

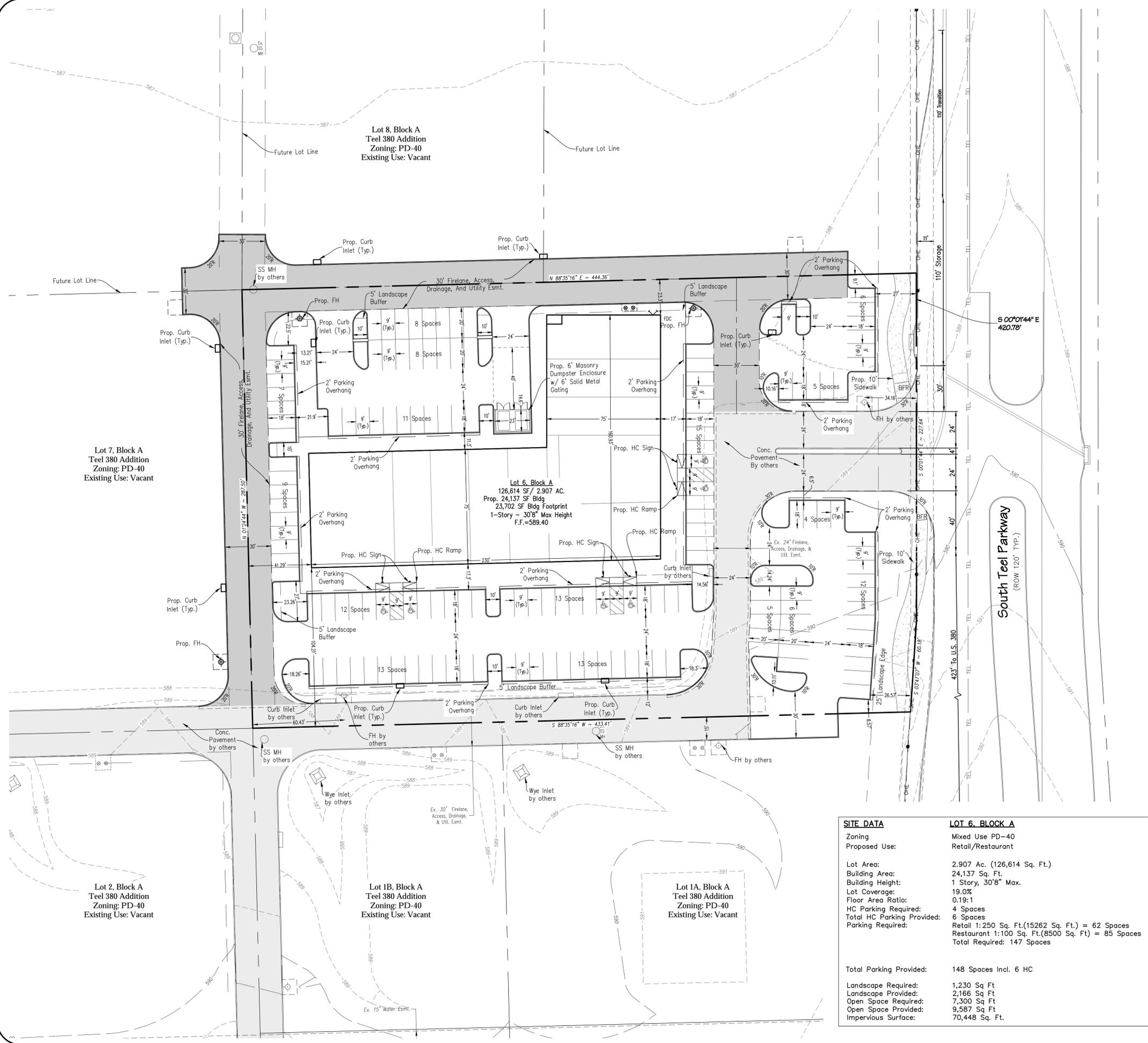
**SITE PLAN (DEVAPP-23-0160)**

**TEEL PLAZA 1**

LOT 6, BLOCK A, TEEL 380 ADDITION  
IN THE TOWN OF PROSPER, DENTON COUNTY, TEXAS  
C. SMITH SURVEY ABSTRACT NO. 1681  
126,614 Sq. Ft./2.907 Acres

<b>ENGINEER / SURVEYOR / APPLICANT</b> Spiors Engineering, Inc. 765 Custer Road, Suite 100 Plano, TX 75075 Telephone: (972) 422-0077 TBPE No. F-2121 Contact: Karis L. Smith	<b>OWNER / DEVELOPER</b> Teel 380, LP 8668 John Hickman Parkway Frisco, TX 75034 Telephone: (972) 679-1918 Contact: Shiva Konaru
--	---

<b>SITE DATA</b>	<b>LOT 6, BLOCK A</b>
Zoning	Mixed Use PD-40
Proposed Use:	Retail/Restaurant
Lot Area:	2.907 Ac. (126,614 Sq. Ft.)
Building Area:	24,137 Sq. Ft.
Building Height:	1 Story, 30'8" Max.
Lot Coverage:	19.0%
Floor Area Ratio:	0.19:1
HC Parking Required:	4 Spaces
Total HC Parking Provided:	6 Spaces
Parking Required:	Retail 1:250 Sq. Ft.(15262 Sq. Ft.) = 62 Spaces Restaurant 1:100 Sq. Ft.(8500 Sq. Ft.) = 85 Spaces Total Required: 147 Spaces
Total Parking Provided:	148 Spaces Incl. 6 HC
Landscape Required:	1,230 Sq Ft
Landscape Provided:	2,166 Sq Ft
Open Space Required:	7,300 Sq Ft
Open Space Provided:	9,587 Sq Ft
Impervious Surface:	70,448 Sq. Ft.



Drawn by: C:\2023\_08\23-0160\Site Plan.dwg Saved By: Karis L. Smith Date: 9/18/2023 7:06:38 PM  
 Plotted by: Karis L. Smith Plot Date: 9/27/2023 8:28 AM



**PLANNING**

**To:** Planning & Zoning Commission **Item No. 6**  
**From:** Dakari Hill, Senior Planner  
**Through:** David Hoover, Director of Development Services  
**Re:** Planning & Zoning Commission Meeting – October 3, 2023

**Agenda Item:**

Conduct a Public Hearing and consider and act upon a request to rezone 0.3± acres from Single Family-15 (SF-15) to Downtown Single-Family (DTSF), for Hillside Addition, Block 2, Lot 4, located north of East Fifth Street and west of North Church Street. (ZONE-23-0018)

**Description of Agenda Item:**

The zoning and land use of the surrounding properties are as follows:

	<b>Zoning</b>	<b>Current Land Use</b>	<b>Future Land Use Plan</b>
<b>Subject Property</b>	Single Family-15	Residential	Old Town District
<b>North</b>	Single Family-15	Residential	Old Town District
<b>East</b>	Single-Family 15	Residential	Old Town District
<b>South</b>	Single Family-15	Residential	Old Town District
<b>West</b>	Single Family-15	Residential	Old Town District

**Requested Zoning** – The purpose of this request is to rezone the property from Single Family-15 (SF-15) to Downtown Single-Family (DTSF). Currently, no home exists on the property; however, the intent is to construct a new single-family home. The setback regulations for the Downtown Single-Family District are more desirable to the applicant than the Single Family-15 District. The existing lot does not conform to the lot area requirement for the Single Family-15 District; however, it conforms to all the Downtown Single-Family District lot dimension regulations.

	Single Family-15	Downtown Single-Family
Min. Lot Area (Ft. <sup>2</sup> )	15,000	6,000
Min. Lot Width (Ft.)	100	50
Min. Lot Depth (Ft.)	135	120
Min. Front Setback (Ft.)	35	25
Min. Side Setback (Ft.)	10	5
Min. Rear Setback (Ft.)	25	10
Max. Lot Coverage (%)	45	55

**Future Land Use Plan:**

The Future Land Use Plan recommends Old Town District. The proposed zoning request does conform to the Future Land Use Plan.

**Thoroughfare Plan:**

This property has direct access to East Fifth Street.

**Parks Master Plan:**

The Parks Master Plan does not indicate a park is needed on the subject property.

**Legal Obligations and Review:**

Notification was provided as required by the Zoning Ordinance and state law. Staff has received 1 reply form in support of the proposed zoning request to date.

**Attached Documents:**

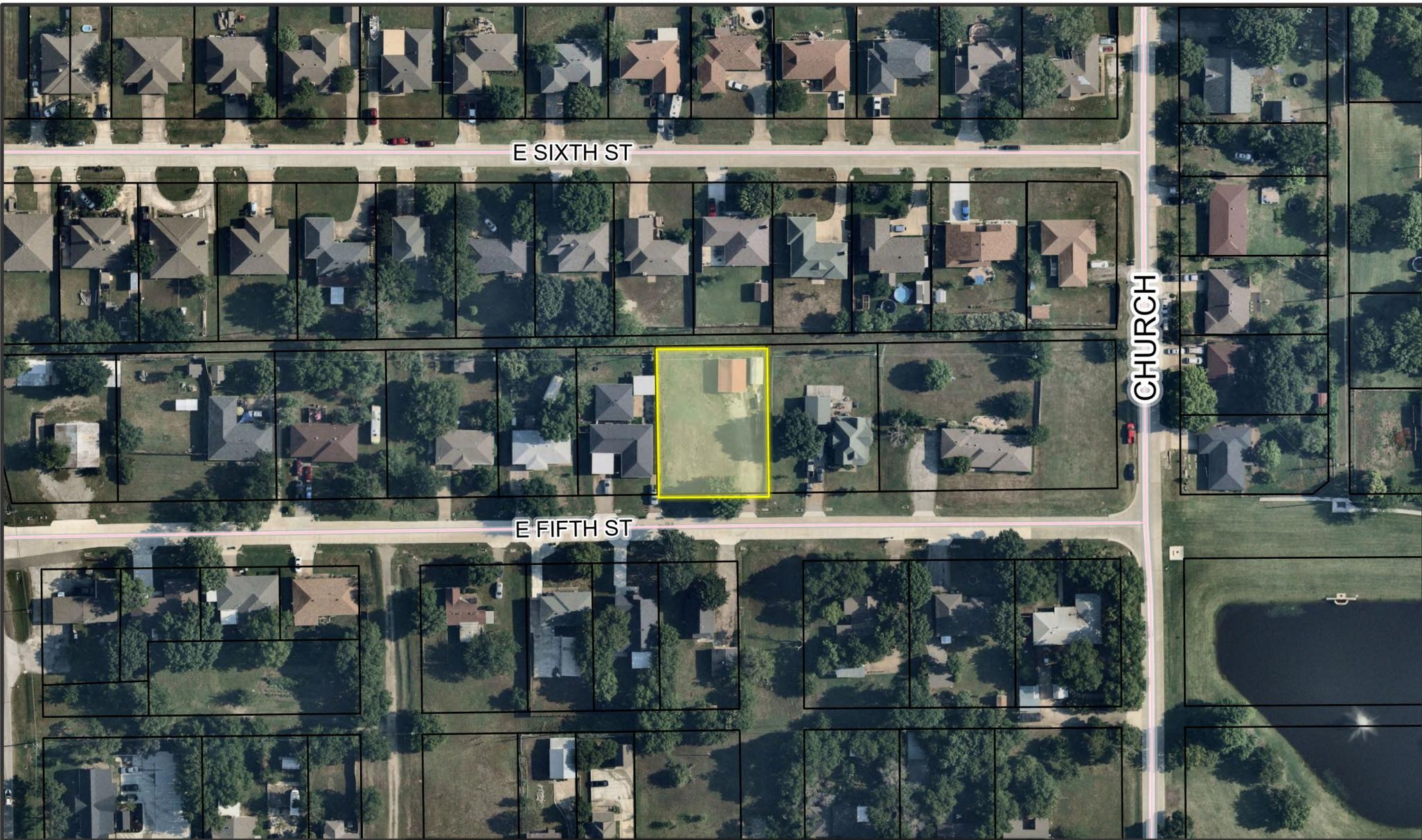
1. Aerial and Zoning Maps
2. Zoning Exhibit
3. Letter of Intent
4. Elevations
5. Building Materials List
6. Reply Form

**Town Staff Recommendation:**

Town staff recommends approval of the request to rezone 0.3± acres from Single Family-15 (SF-15) to Downtown Single-Family (DTSF), for Hillside Addition, Block 2, Lot 4, located north of East Fifth Street and west of North Church Street. Although the surrounding properties are all zoned Single Family-15, this zoning change would not be seen as out of character with the existing neighborhood. As previously stated, the lot in question does not meet the lot dimension regulations for the Single Family-15 District. Additionally, a fair number of properties to the north (East Sixth Street), west (East Fifth Street), and south (East Fifth Street) do not meet the lot dimension requirements for the Single Family-15 (SF-15) District either. However, the lot in question and the surrounding lots do meet the lot dimension regulations for the Downtown Single-Family District. Further, the residential downtown areas are the only places where Downtown Single-Family zoning makes sense. The Town would not support this zoning in a residential area outside of the downtown; therefore, the only feasible option for Downtown Single-Family zoning is in downtown residential areas.

**Town Council Public Hearing:**

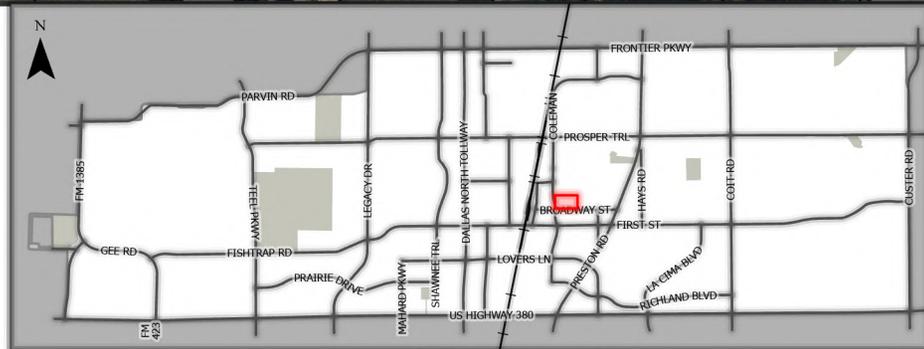
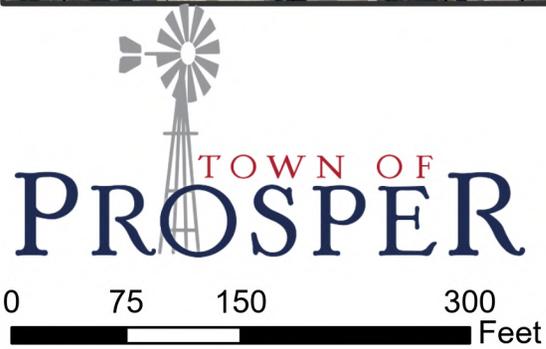
Upon a recommendation by the Planning & Zoning Commission, a Public Hearing for this item will be scheduled for the Town Council at their Regular meeting on October 24, 2023.



E SIXTH ST

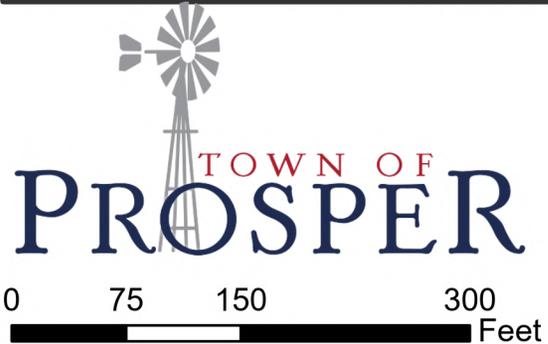
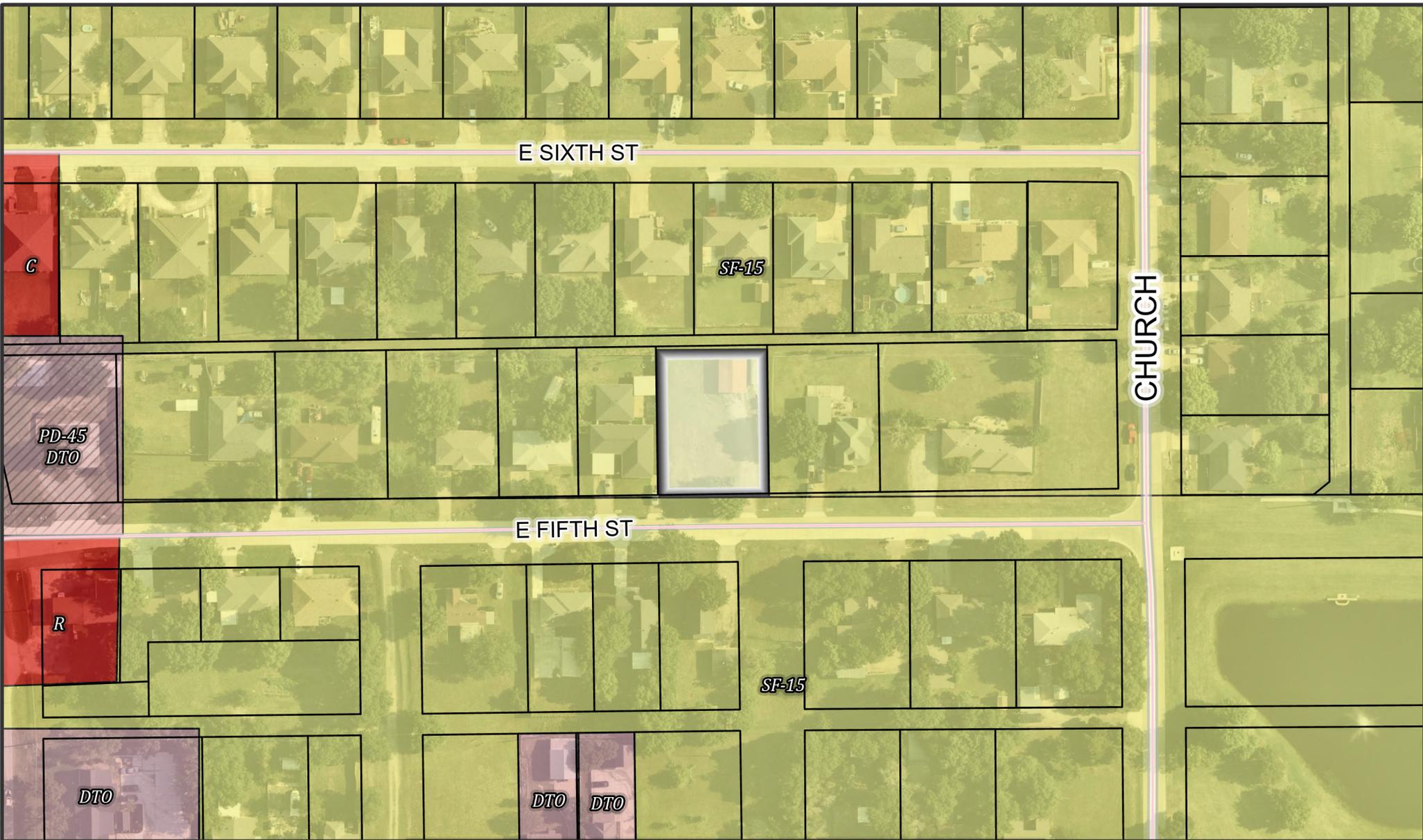
E FIFTH ST

CHURCH



This map for illustration purposes only

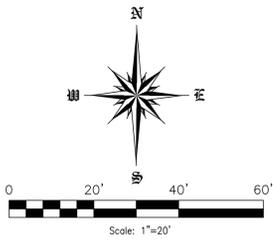
**ZONE-23-0018**  
 Hillside Addition Lot 4,  
 Blk 2  
 Amending Plat



**ZONE-23-0018**  
 Hillside Addition Lot 4,  
 Blk 2

Amending Plat

This map for illustration purposes only



Lot 8, Block 2  
Prosper Central Addition  
Vol. C, Pg. 643, P.R.C.C.T.

Lot 9, Block 2  
Prosper Central Addition  
Vol. C, Pg. 643, P.R.C.C.T.

Lot 10, Block 2  
Prosper Central Addition  
Vol. C, Pg. 643, P.R.C.C.T.

Lot 11, Block 2  
Prosper Central Addition  
Vol. C, Pg. 643, P.R.C.C.T.

20' Alley  
S89°39'16"W 149.76' (Found)  
1/2" IRF (CM) NW CORNER OF LOT 2, BLOCK 2 HILLSIDE ADDITION (Called 150.00')  
RCIRS  
1/2" IRF 139.54'  
N89°39'16"E 104.61'  
74.61'  
30.00'  
1/2" IRF  
N89°39'16"E 330.83'  
"CBG" CIRF (CM) NE CORNER OF BLOCK 3 HILLSIDE ADDITION

**LOT 4, BLOCK 2**  
0.335 Acres

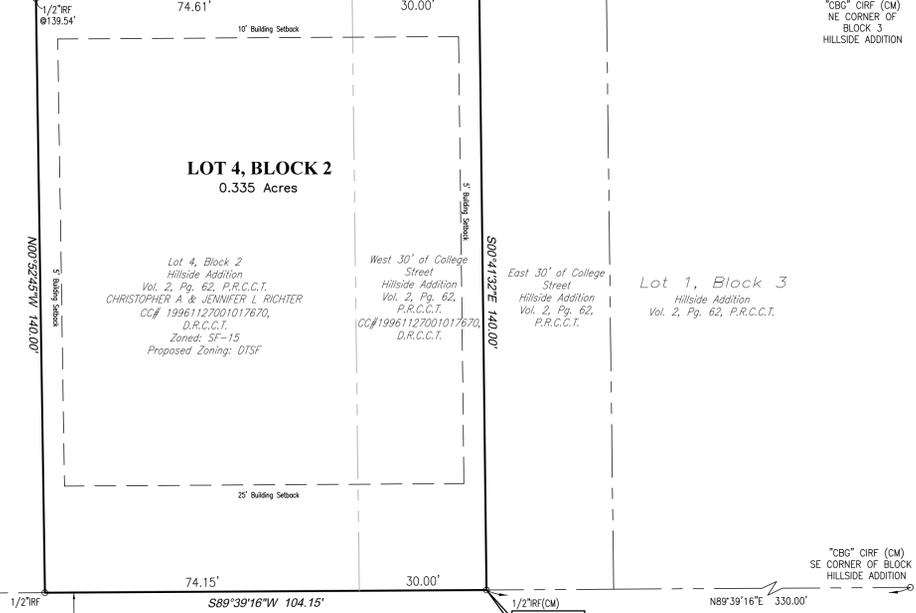
Lot 4, Block 2  
Hillside Addition  
Vol. 2, Pg. 62, P.R.C.C.T.  
CHRISTOPHER A. & JENNIFER L. RICHTER  
CC# 19961127001017670,  
D.R.C.C.T.  
Zoned: SF-15  
Proposed Zoning: DTSF

Lot 3, Block 2  
Hillside Addition  
Vol. 2, Pg. 62, P.R.C.C.T.

Lot 1, Block 3  
Hillside Addition  
Vol. 2, Pg. 62, P.R.C.C.T.

**Legend**

IRF	Iron Rod Found
RCIRS	Roome Capped Iron Rod Set
CIRF	Capped Iron Rod Found
DRCCCT	Deed Records Collin County Texas
PRCCCT	Plat Records Collin County Texas
CM	Controlling Monument



**E Fifth Street**  
(60' Right-of-Way)

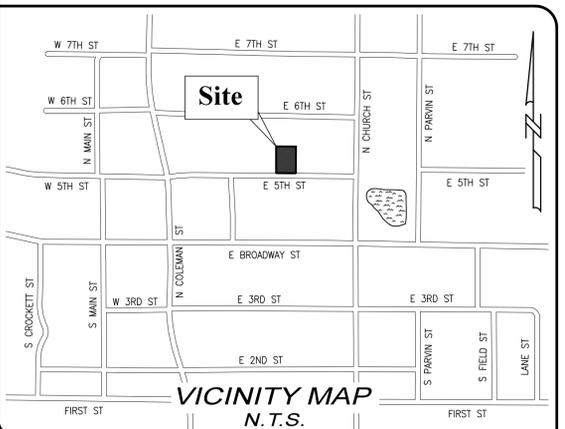
**College Street**

GEORGINA HENNEN  
CC# 20180904001108770,  
D.R.C.C.T.

DIRECTED TRUST COMPANY  
FBO THAO P. KAEMERER IRA  
(called 0.241 acres)  
CC# 2022000074485, D.R.C.C.T.

LOTS 1 & 2, BLOCK 17  
Bryant's 1st Addition  
Vol. 116, Pg. 162, P.R.C.C.T.

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.



**NOTES:** (1) CM is controlling monument; (2) No part of the subject property is shown to lie within a Special Flood Hazard Area inundated by 100-year flood per Map No. 48085C0235J of the F.E.M.A. Flood Insurance Rate Maps for Collin County, Texas and Incorporated Areas, dated June 2, 2009 (Zone X); (3) Bearings based on Texas State Plane Coordinate System NAD83, Texas North Central Zone 4202; (4) This plat has been performed without the benefit of a title commitment. Subject property is affected by any or all easements of record. Surveyor did not abstract or research records for easements. (5) The southwest corner of the John R. Tunney Survey, Abstract No. 916 is located approximately 1,457.42 feet north and 840.19 feet west from the POINT OF BEGINNING. (information based on Collin County Appraisal District Maps) (6) This plat is subject to the additional residential zoning standards outlined in Ordinance 15-55

**OWNER'S DEDICATION**

NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS:  
THAT, Christopher A. Richter & Jennifer L. Richter acting herein by and through its duly authorized officers, does hereby certify and adopt this Amended Plat designating the herein above described property as **Hillside Addition Lot 4, Block 2**, an addition to the Town of Prosper, and does hereby dedicate to the public use forever, the streets and alleys shown thereon. Christopher A. Richter & Jennifer L. Richter do hereby 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 public's and Town of Prosper's use thereof.  
7. The Town of Prosper and public utilities shall have the right to remove and keep removed all or part of any building, fences, trees, shrubs, or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in the easements.  
8. The Town of Prosper and public utilities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity of any time procuring permission from anyone.  
9. All modifications to this document shall be by means of plat and approved by the Town of Prosper.

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

WITNESS, my hand, this \_\_\_\_ day of \_\_\_\_\_, 2023.  
BY:

Christopher A. Richter (Owner) \_\_\_\_\_ Jennifer L. Richter (Owner) \_\_\_\_\_

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 **Christopher A. Richter**, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the \_\_\_\_ day of \_\_\_\_\_, 2023.

Notary Public in and for  
The State of Texas

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 **Jennifer L. Richter**, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the \_\_\_\_ day of \_\_\_\_\_, 2023.

Notary Public in and for  
The State of Texas

**CERTIFICATE OF APPROVAL**  
Approved this \_\_\_\_ day of \_\_\_\_\_, 202\_\_ by the Director of Development Services of the Town of Prosper, Texas.  
\_\_\_\_\_  
Town Secretary  
\_\_\_\_\_  
Engineering Department  
\_\_\_\_\_  
Development Services Department

**OWNER'S CERTIFICATE**

STATE OF TEXAS §  
COUNTY OF COLLIN §

WHEREAS, Christopher A. Richter & Jennifer L. Richter are the owners of a tract of land situated in the State of Texas, County of Collin, Town of Prosper, being part of Collin County School Land Survey, Abstract No. 147, being all of Lot 4, Block 2 of Hillside Addition and being the western 30 feet of College Street as recorded in Volume 2, Page 62 of the Plat Records of Collin County, Texas, also being described under Clerk's File No. 19961127001017670 of the Deed Records of Collin County, Texas, with said premises being more particularly described as follows:

BEGINNING at a 1/2" iron rod found in the north right-of-way line of E Fifth Street (60' right-of-way), marking the southeast corner of the west 30 feet of College Street and the southeast corner of the herein described premises, from which a "CBG" capped iron rod found for reference bears North 89°39'16" East, 330.00 feet, said capped iron rod found marking the southeast corner of Block 3 of said Hillside Addition;

THENCE passing through College Street, the north right-of-way line of E Fifth Street, the south line of Lot 4 and the south line of said premises, South 89°39'16" West, 104.15 feet to a 1/2" iron rod found marking the southeast corner of Lot 3, Block 2 of said Hillside Addition, the southwest corner of Lot 4 and said premises;

THENCE with the east line of Lot 3 and the west line of Lot 4, North 00°52'45" West, passing at 139.54 feet a 1/2" iron rod found and continuing for a total distance of 140.00 feet to a Roome capped iron rod set in the south line of a 20 foot alley, marking the northeast corner of Lot 3, the northwest corner of Lot 4 and said premises, from which a 1/2" iron rod found for reference bears South 89°39'16" West, 149.76 feet, said 1/2" iron rod being the northwest corner of Lot 2, Block 2 of said Hillside Addition;

THENCE with the south line of said 20 foot alley, the north line of Lot 4, the north line of College Street and said premises, North 89°39'16" East, 104.61 feet to a 1/2" iron rod found marking the northeast corner of the west 30 feet of College Street and the northeast corner of said premises, from which a "CBG" capped iron rod found for reference bears North 89°39'16" East, 330.83 feet, said capped iron rod found marking the northeast corner of Block 3 of said Hillside Addition;

THENCE crossing through College Street and with the east line of said premises, South 00°41'32" East, 140.00 feet to the place of beginning and containing 0.335 acres of land.

**SURVEYOR'S CERTIFICATE**

STATE OF TEXAS §  
COUNTY OF COLLIN §

Known All Men By These Presents:  
THAT I, F.E. Bemenderfer, Jr., do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision Regulation of the Town of Prosper, Texas. Dated this \_\_\_\_ day of \_\_\_\_\_, 2023.

**Not For Recording**

F.E. Bemenderfer, Jr.  
R.P.L.S. No. 4051



**ACKNOWLEDGEMENT**

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 **F.E. Bemenderfer, Jr.**, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the \_\_\_\_ day of \_\_\_\_\_, 2023.

Notary Public in and for  
The State of Texas

**Case No. ZONE-23-0018**  
**Hillside Addition**  
**Lot 4, Block 2**  
0.335 Acres  
Collin County School Land Survey,  
Abstract No. 147  
Town of Prosper, Collin County, Texas  
May 2023

Owner: Christopher A. Richter & Jennifer L. Richter  
209 E 5th St  
Prosper, Tx 75078  
(972) 624-9662  
Attn: Jennifer Richter  
email: mimijer@gmail.com

Surveyor:  
Roome Land Surveying  
2000 Ave G, Suite 810  
Plano, Tx 75074  
(972) 423-4372  
Attn: Fred Bemenderfer  
email: fredb@roomeinc.com

August 8, 2023

Town of Prosper  
250 W. First Street  
Prosper, TX 75078

Re: 209 E Fifth Street, Prosper, TX 75078  
Lot 4, Block 2 of Hillside Addition, 0.335 acres

The intent for rezoning is to align with our current neighbors' setbacks and continue the uniform look of the Downtown Prosper Residential area. As longtime residents of Prosper we love living in this town and hope our rezoning request will be honored. Once the lot is updated to DTSF, our goal is to build a new and updated home.

Thank you for your consideration of this request. If there are any questions, please do not hesitate to contact me at 972-824-9662 or by email at [mimijenr@gmail.com](mailto:mimijenr@gmail.com).

Sincerely,



Jennifer Richter  
Current Mailing Address: 16009 Alvarado Dr., Prosper, Tx 75078  
Mobile: 972-824-9662  
Email: [mimijenr@gmail.com](mailto:mimijenr@gmail.com)



ELEVATION E

# Building Materials List

## Exterior

- Brick
- Hardi Board Siding
- Hardi Board and Batten Siding

## Front Porch

- Composition Shingles with Standing Seam Metal Roof



**DEVELOPMENT SERVICES  
DEPARTMENT**  
250 W. First Street  
Prosper, TX 75078  
Phone: 972-346-3502

**REPLY FORM**

**SUBJECT:**

Zoning Case ZONE-23-0018: The Town of Prosper has received a request to rezone from Single Family-15 (SF-15) to Downtown Single Family (DTSF), on Lot 4B & 5A, Block 10, Bryants First Addition, on 0.3± acres, to allow for a new updated home.

**LOCATION OF SUBJECT PROPERTY:**

The property is located north of East Fifth Street and west of North Church Street.

- I **OPPOSE** the request as described in the notice of Public Hearing. If in opposition, please provide a reason for opposition.
- I **DO NOT OPPOSE** the request as described in the notice of Public Hearing.

COMMENTS (ATTACH ADDITIONAL SHEETS IF NECESSARY):

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Vince N. Seilan  
Name (please print)

[Signature]  
Signature

303 E. Fifth St.  
Address

Sept 26, 2023  
Date

Prosper TX 75078  
City, State, and Zip Code

justfish59@ynhoo.com  
E-mail Address

901-244-1610  
Phone Number