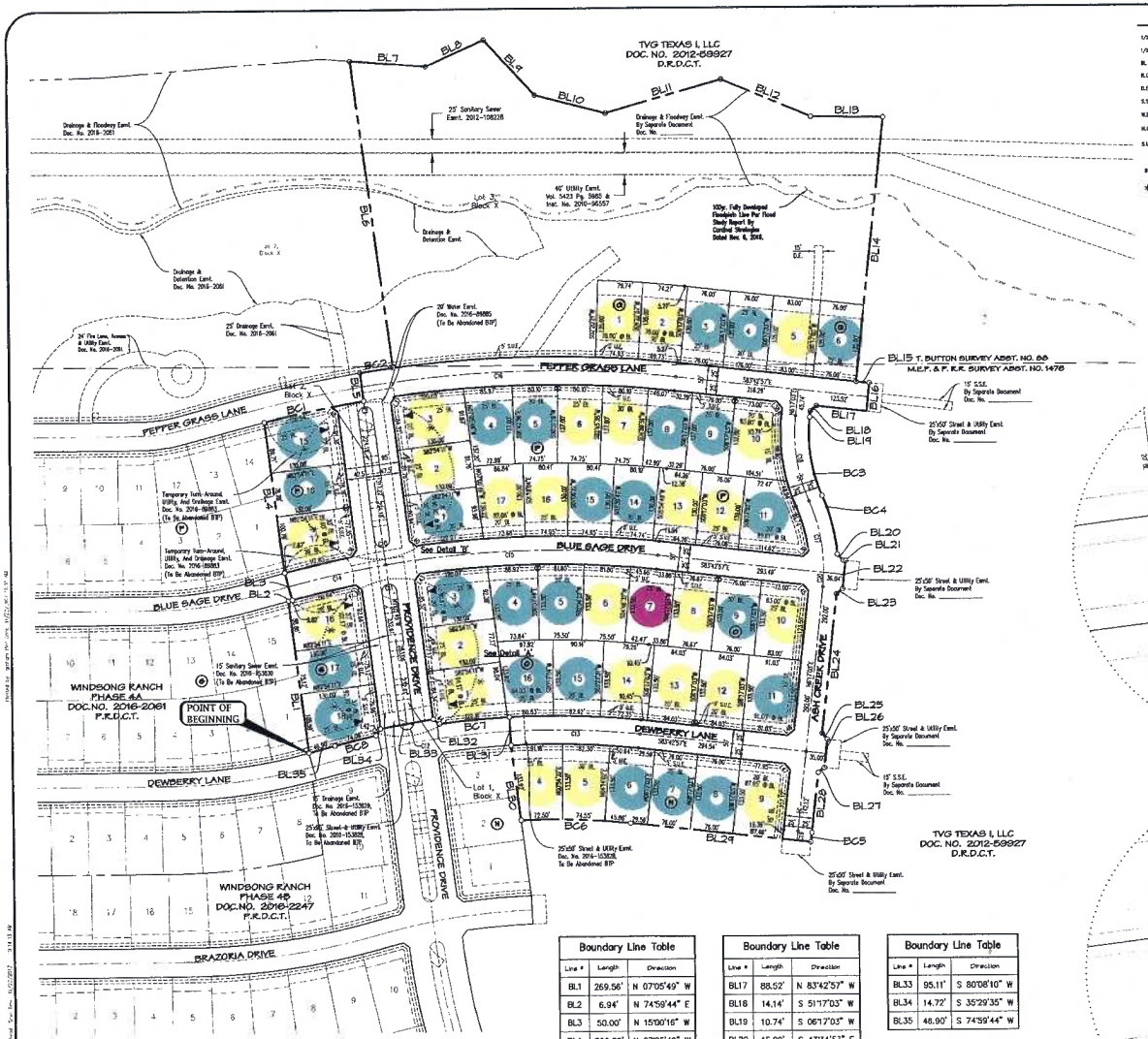


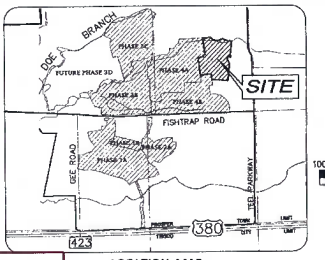
Legend

- Iron Rod Set
- Iron Rod Found
- Building Line Setback
- Right Of Way
- Drainage Easement
- Sanitary Sewer Easement
- Water Easement
- Home Owners Association
- Sidewalk & Utility Easement (See Note 8)
- By This Plat
- Key Lot
- Utility Easement
- Wall Maintenance Easement
- H.O.A. Easement
- Street Name Change
- Denotes Lot Frontage To Street
- No Drive Access
- 10'x10' Transformer Easement
- Visibility, Access & Maintenance Easement
- Cluster Mailbox Location

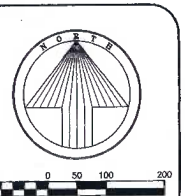
= "A" 25 Lots

= "B" 25 Lots

= 1 Extra lot. We have 26 lots in our contract, So, if you agree this will be a Drees lot.

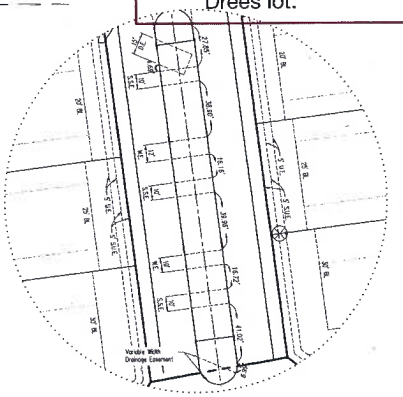


LOCATION MAP
N.T.S.

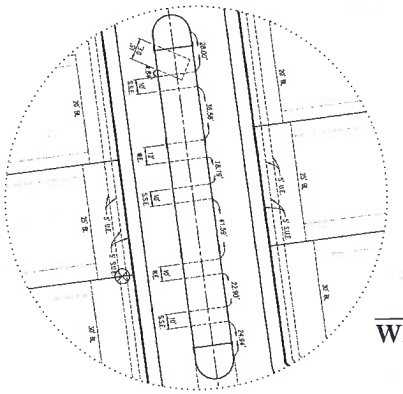


NOTES:

1. 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.
2. All corners are 1/2 inch iron rods with red plastic caps stamped "SPIARS ENG RPLS 5252" unless otherwise noted.
3. All development will comply with Town of Prosper PD-40 Requirements.
4. All open space areas, Lots 1-3, Block X, to be owned and maintained by the H.O.A.
5. Front yard setbacks are staggered per requirements of PD-40 and Zoning Ordinance Section 9.3.F.
6. Fences adjacent to open space shall be ornamental metal. All other fencing shall be constructed of cedar, board on board, with a top rail, and shall be supported with galvanized steel posts. A common fence stain color shall be established.
7. Lots 1-3, Block X to be used for sidewalks, trails and landscaping. Easements for these uses are granted by this plat.
8. No transformers or utility pedestals shall be allowed in the sidewalk and utility easement.
9. This property is subject to the street tree agreement between TVG Texas I, LLC and the Town of Prosper.
10. Key lot fencing restrictions exist on this plat.
11. This plat is subject to the additional residential zoning standards outlined in ordinance 15.55.
12. All landscape easements must be exclusive of any other type of easement, with the exception of perpendicular crossings, unless otherwise approved by Town Council.



Detail 'A'
Scale: 1"=40'



Detail 'B'
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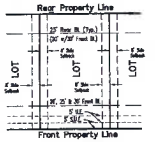
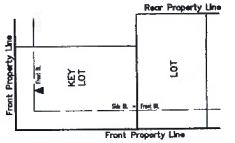


STANDARD LOT DETAIL FOR LOT TYPE A, B, C, & D



STANDARD KEY LOT DETAIL

Lot Summary	Phase 4D
Type A (Min. 8,000 SF)	0
Type B (Min. 9,000 SF)	28
Type C (Min. 10,500 SF)	20
Type D (Min. 12,500 SF)	3
Total	51

PHASE 4D
51 LOTS DEVELOPED TO PD-40 STANDARDS
25.924 ACRES (2.01 UNITS/ACRE)
AVERAGE LOT SIZE = 10,992 SF

Boundary Curve Table					
Curve #	Length	Radius	Chord	Chord Bearing	Delta
BC1	178.10'	2051.06'	178.04'	N 78°26'16" E	4°58'30"
BC2	59.04'	2101.00'	59.03'	N 81°46'38" E	1°36'36"
BC3	142.02'	275.00'	140.44'	S 08°30'37" E	29°35'20"
BC4	107.64'	325.00'	107.15'	S 13°49'00" E	18°58'34"
BC5	16.38'	325.00'	16.38'	S 07°43'42" W	2°53'18"
BC6	192.91'	1285.18'	192.73'	N 88°01'19" W	8°36'02"
BC7	123.87'	1467.00'	123.83'	S 84°48'12" W	4°50'17"
BC8	74.06'	1467.00'	74.05'	S 76°26'30" W	2°53'32"

Boundary Line Table		
Line #	Length	Direction
BL1	269.56'	N 07°05'49" W
BL2	6.94'	N 74°59'44" E
BL3	50.00'	N 15°00'16" W
BL4	269.28'	N 07°05'49" W
BL5	50.03'	N 07°06'39" W
BL6	545.80'	N 07°25'04" W
BL7	133.24'	S 85°19'51" E
BL8	112.17'	N 65°48'42" E
BL9	132.39'	S 42°30'30" E
BL10	128.38'	S 75°23'02" E
BL11	212.22'	N 74°15'21" E
BL12	170.28'	S 67°25'05" E
BL13	127.17'	S 89°18'29" E
BL14	469.51'	S 06°17'03" W
BL15	23.54'	S 83°42'57" E
BL16	50.00'	S 06°17'03" W

Boundary Line Table		
Line #	Length	Direction
BL17	88.52'	N 83°42'57" W
BL18	14.14'	S 51°17'03" W
BL19	10.74'	S 06°17'03" W
BL20	15.29'	S 43°34'53" E
BL21	3.87'	S 83°42'57" E
BL22	50.00'	S 06°17'03" W
BL23	14.14'	S 51°17'03" W
BL24	247.00'	S 06°17'03" W
BL25	14.14'	S 38°42'57" E
BL26	50.00'	S 06°17'03" W
BL27	14.14'	S 51°17'03" W
BL28	107.12'	S 06°17'03" W
BL29	319.12'	N 83°42'57" W
BL30	133.92'	N 07°05'49" W
BL31	50.00'	N 02°46'40" W
BL32	14.05'	N 52°27'14" W

Boundary Line Table		
Line #	Length	Direction
BL33	95.11'	S 80°08'10" W
BL34	14.72'	S 35°29'35" W
BL35	48.90'	S 74°59'44" W

D17-0038
FINAL PLAT

WINDSONG RANCH PHASE 4D

25.924 ACRES OUT OF THE
M.E.P. & P. R.R. SURVEY ABST. NO. 1476
& T. BUTTON SURVEY ABST. NO. 88
TOWN OF PROSPER
DENTON COUNTY, TEXAS

OWNER / APPLICANT
TVG TEXAS I, LLC
2242 Good Hope Road
Prosper, Texas 75078
Telephone (469) 532-0681
Contact: David Blom

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

Scale: 1" = 100' November, 2017 SEI Job No. 16-025