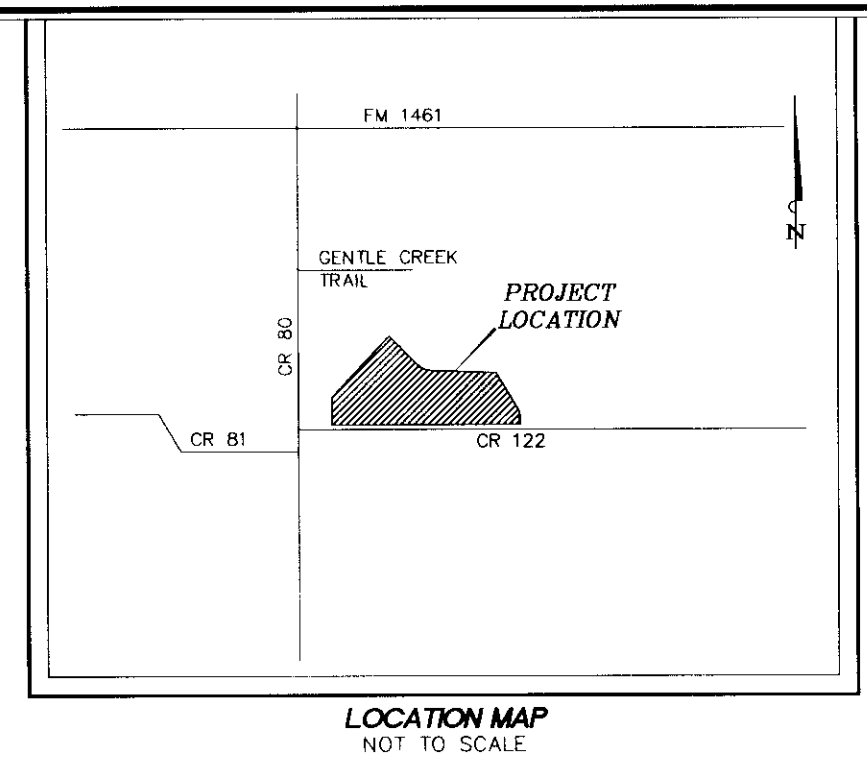


8468

Scale: 1" = 100'  
Graphic Scale (in feet)

p. 30

LOT AREA TABLE											
Lot	Block	Sq. Ft.	Lot	Block	Sq. Ft.	Lot	Block	Sq. Ft.	Lot	Block	Sq. Ft.
1	A	11,315	21	A	9,792	2	C	9,097	12	D	9,795
2	A	8,823	22	A	9,792	3	C	8,885	13	D	10,815
3	A	8,261	23	A	9,792	4	C	8,125	14	D	10,272
4	A	8,233	24	A	12,266	5	C	10,281	15	D	9,736
5	A	8,231	25	A	9,732	6	C	14,379	16	D	9,825
6	A	8,228	26	A	9,750	7	C	13,158	17	D	9,915
7	A	8,225	27	A	9,576	8	C	10,357	18	D	10,030
8	A	16,443	28	A	10,144	9	C	9,706	19	D	11,106
9	A	14,749	29	A	28,989	10	C	13,514	20	D	11,544
10	A	15,953	1	B	10,124	1	D	10,823	21	D	10,489
11	A	11,131	2	B	10,326	2	D	12,815	22	D	9,371
12	A	16,829	3	B	9,750	3	D	15,254	23	D	8,747
13	A	15,146	4	B	9,750	4	D	14,670	24	D	8,596
14	A	13,335	5	B	11,249	5	D	11,106	25	D	8,446
15	A	8,450	6	B	11,250	6	D	10,652	26	D	8,295
16	A	8,452	7	B	9,750	7	D	10,594	27	D	8,145
17	A	8,490	8	B	9,750	8	D	10,503	28	D	9,012
18	A	9,335	9	B	10,500	9	D	10,216	29	D	10,459
19	A	11,614	10	B	11,417	10	D	9,966	30	D	15,203
20	A	9,974	1	C	9,106	11	D	11,576	31	D	12,513



LINE TABLE			
No.	BEARING	DIST.	
L1	S 357°26' W	35.33'	
L2	S 00°01'50" E	150.26'	
L3	S 46°58'44" E	37.02'	

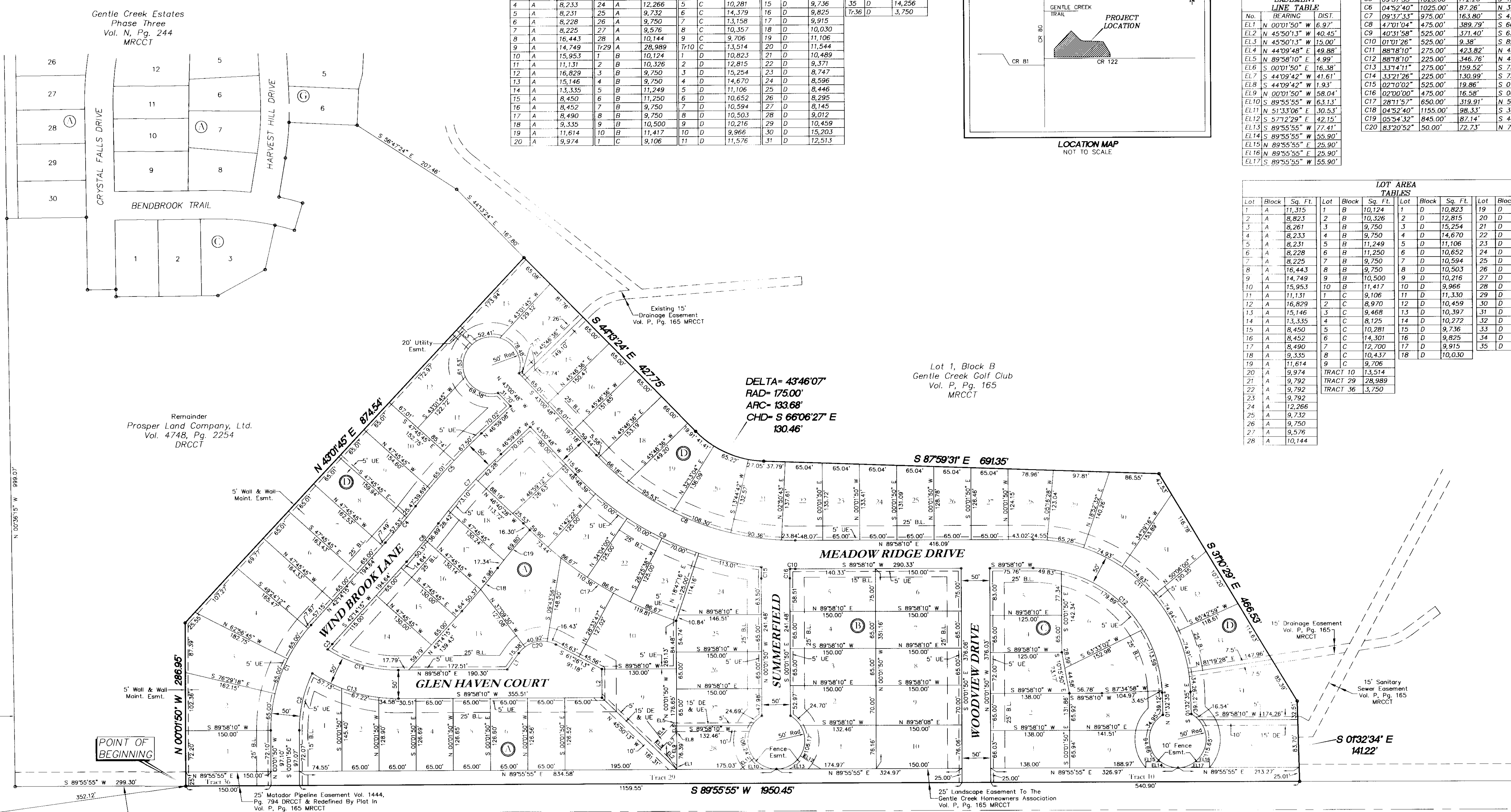
  

EASEMENT LINE TABLE			
No.	BEARING	DIST.	
EL1	N 00°01'50" W	6.97'	
EL2	N 45°50'13" W	40.45'	
EL3	N 40°31'58" W	525.00'	
EL4	N 45°50'13" W	15.00'	
EL5	N 44°09'48" W	49.88'	
EL6	N 89°55'55" W	4.99'	
EL7	S 00°01'50" E	16.38'	
EL8	S 44°09'42" W	41.61'	
EL9	N 00°01'50" W	158.04'	
EL10	S 89°55'55" W	63.13'	
EL11	N 51°33'06" E	30.53'	
EL12	S 57°12'29" E	42.15'	
EL13	S 89°55'55" W	77.41'	
EL14	S 89°55'55" W	65.90'	
EL15	N 89°55'55" E	25.90'	
EL16	N 89°55'55" E	25.90'	
EL17	S 89°55'55" W	65.90'	

CURVE TABLE				
No.	DELTA	RADIUS	ARC	CHORD
C1	42°16'05"	275.00'	202.87'	S 21°06'12" W 198.30'
C2	26°18'46"	103.33'	S 13°07'33" W 102.42'	
C3	0°31'45"	225.00'	12.55'	S 40°38'22" W 12.55'
C4	04°52'40"	975.00'	83.00'	N 39°47'58" E 82.98'
C5	09°37'33"	1025.00'	172.20'	S 42°10'23" W 172.00'
C6	04°52'40"	1025.00'	87.28'	N 39°47'58" E 87.23'
C7	09°37'33"	975.00'	163.80'	S 42°10'23" W 163.61'
C8	47°01'04"	475.00'	389.29'	S 66°31'19" E 378.95'
C9	40°31'58"	525.00'	371.40'	S 63°16'46" E 363.70'
C10	01°01'26"	1025.00'	9.38'	S 89°31'08" E 9.38'
C11	89°58'10"	275.00'	423.82'	N 45°41'20" W 383.11'
C12	89°58'10"	225.00'	346.76'	N 45°41'20" W 313.45'
C13	33°14'11"	1025.00'	159.52'	S 73°21'07" E 157.30'
C14	33°21'26"	225.00'	130.99'	S 73°21'07" E 129.15'
C15	44°09'42"	525.00'	19.86'	S 01°03'11" W 19.86'
C16	02°00'00"	475.00'	16.58'	S 00°58'10" W 16.58'
C17	28°11'57"	650.00'	319.91'	N 57°06'45" W 316.69'
C18	04°52'40"	1155.00'	98.33'	S 39°47'58" W 98.30'
C19	05°34'32"	845.00'	87.14'	S 40°18'52" W 87.10'
C20	83°20'52"	50.00'	72.73'	N 76°53'21" E 66.49'

LOT AREA TABLE											
Lot	Block	Sq. Ft.	Lot	Block	Sq. Ft.	Lot	Block	Sq. Ft.	Lot	Block	Sq. Ft.
1	A	11,315	1	B	10,124	1	D	10,823	19	D	11,106
2	A	8,823	2	B	10,326	2	D	12,815	20	D	11,544
3	A	8,261	3	B	9,750	3	D	15,254	21	D	10,489
4	A	8,233	4	B	9,750	4	D	14,670	22	D	9,371
5	A	8,231	5	B	11,249	5	D	11,106	23	D	8,596
6	A	8,228	6	B	11,250	6	D	10,652	24	D	8,596
7	A	8,225	7	B	9,750	7	D	10,594	25	D	8,446
8	A	16,443	8	B	9,750	8	D	10,503	26	D	8,295
9	A	14,749	9	B	10,500	9	D	10,216	27	D	9,012
10	A	15,953	10	B	11,417	10	D	9,966	28	D	10,459
11	A	11,131	1	C	9,106	11	D	11,330	29	D	10,459
12	A	16,829	2	C	8,970	12	D	10,459	30	D	15,203
13	A	15,146	3	C	9,488	13	D	9,488	31	D	12,513
14	A	15,146	4	C	13,335	14	D	10,272	32	D	10,639
15	A	8,450	5	C	10,281	15	D	9,736	33	D	12,096
16	A	8,452	6	C	14,301	16	D	9,825	34	D	16,563
17	A	8,490	7	C	12,700	17	D	9,915	35	D	14,256
18	A	9,335	8	C	10,437	18	D	10,630			
19	A	11,614	9	C	9,706						
20	A	9,974	TRACT 10	13,514							
21	A	9,792	TRACT 29	28,989							
22	A	9,792	TRACT 36	3,750							
23	A	9,792									
24	A	12,266									
25	A	9,732									
26	A	9,750									
27	A	9,576									
28	A	10,144									



Richard M. Kendrick III, Tr.  
The Glory Gaines Kendrick  
Testamentary Trust  
Clerk's File No.  
93-0012651

COUNTY ROAD No. 80  
(FUTURE COIT ROAD)

Remainder  
Prosper Land Company, Ltd.  
Vol. 4748, Pg. 2254  
DRCCCT

PROSPER TRAIL  
(FORMERLY COUNTY ROAD No. 122)  
(Variable Width R.O.W.)

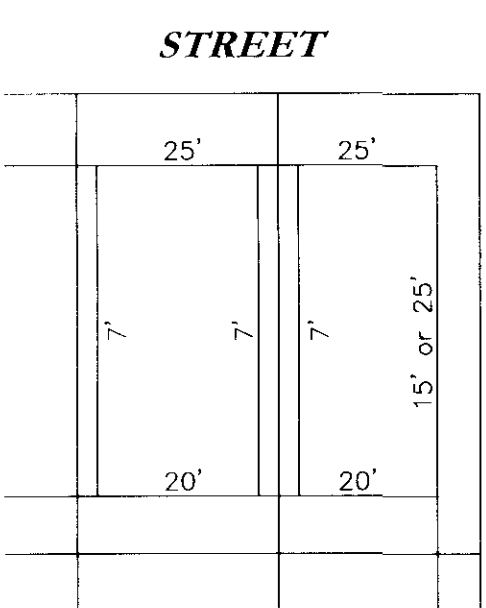
WILLIAM L. THOMASON SURVEY  
ABSTRACT No. 885

Tuscany Prosper  
Joint Venture  
Vol. 4926, Pg. 1793  
DRCCCT

S8468

FROM: 4238-000-0090-1 0.144 ac  
FROM: 4238-000-0080-1 28.715 ac  
FROM: YEAR 2005

TYPICAL  
BUILDING LINE DETAIL



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 WITHDRAWAL OF UTILITIES AND BUILDING PERMITS.

NOTES  
BEARINGS ESTABLISHED UTILIZING GLOBAL POSITIONING METHODS.  
UNLESS OTHERWISE NOTED, ALL PERIMETER BOUNDARY CORNERS, LOT CORNERS, POINTS OF CURVATURE, TANGENCY AND POINTS OF INTERSECTION ARE 5/8\"-HIGH IRON RODS WITH PLASTIC CAP STAMPED \"SPARR SURVEYS\".  
THERE SHALL BE A 5 FOOT WIDE UTILITY EASEMENT ACROSS THE FRONT OF EACH LOT, ADJACENT TO THE STREET RIGHT-OF-WAY.  
DE DENOTES DRAINAGE EASEMENT  
UE DENOTES UTILITY EASEMENT  
THE FOLLOWING TRACTS ARE HEREBY DEDICATED TO AND SHALL BE MAINTAINED BY THE GENTLE CREEK HOMEOWNERS ASSOCIATION:  
TRACT 29 BLOCK A  
TRACT 10 BLOCK C  
TRACT 36 BLOCK D  
NO 100-YR FLOODPLAIN EXISTS ON THIS SITE.

OWNER  
PROSPER LAND COMPANY, LTD.  
P.O. Box 802331  
DALLAS, TEXAS 75380-2331  
DRAWN BY: B.D.S./CAD  
CHECKED BY: B.D.S.  
SCALE: 1\" = 100'  
DATE: APRIL 2004  
SHEET 1 OF 2  
JOB NO. 17001

82 LOTS DEVELOPED TO PD-TYPE D STANDARDS  
3 COMMON AREA TRACTS  
25.859 ACRES  
FINAL PLAT  
GENTLE CREEK ESTATES  
PHASE FOUR  
A. DYER SURVEY, ABSTRACT 258  
TOWN OF PROSPER  
COLLIN COUNTY, TEXAS

Sparr Surveys  
2553 C.R. 722  
McKinney, Texas 75069  
(214) 544-2297

WILLIAM BUTLER SURVEY  
ABSTRACT No. 112  
Mary E. Robinson  
Vol. 384, Pg. 450  
DRCCCT