

9035-1-1

Scale: 1" = 100'
Graphic Scale in Feet

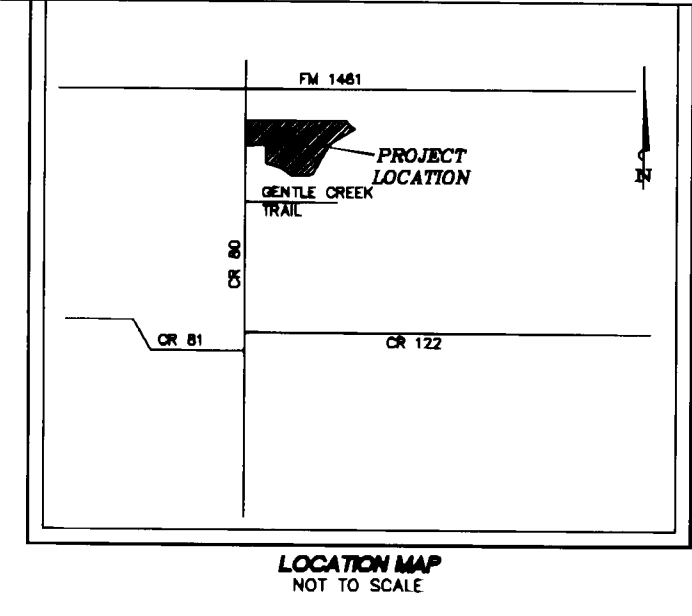
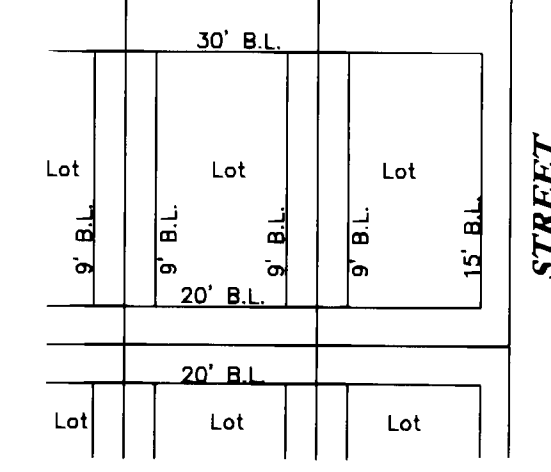


Filed and Recorded
Official Public Records
Brenda Taylor, County Clerk
Collin County, TEXAS
05/05/2008 02:25:23 PM
S31 00 DL4180
200805010003760

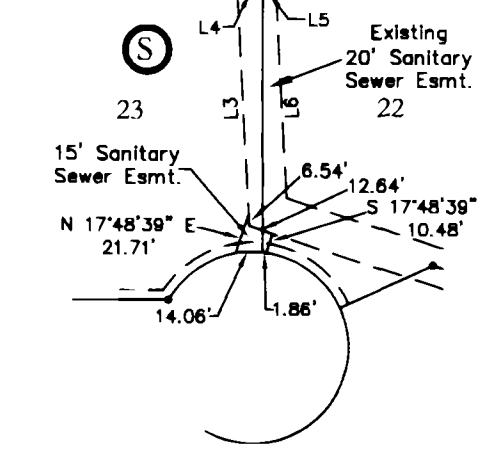


Sept 5-08
Kandice Taylor

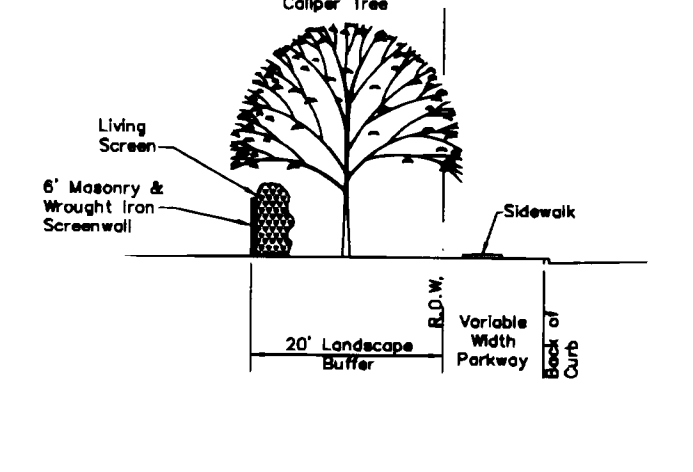
TYPICAL BUILDING
LINE DETAIL
TYPE 'C' LOTS
STREET



SANITARY SEWER
EASEMENT DETAIL



TYPICAL SCREENING
DETAIL

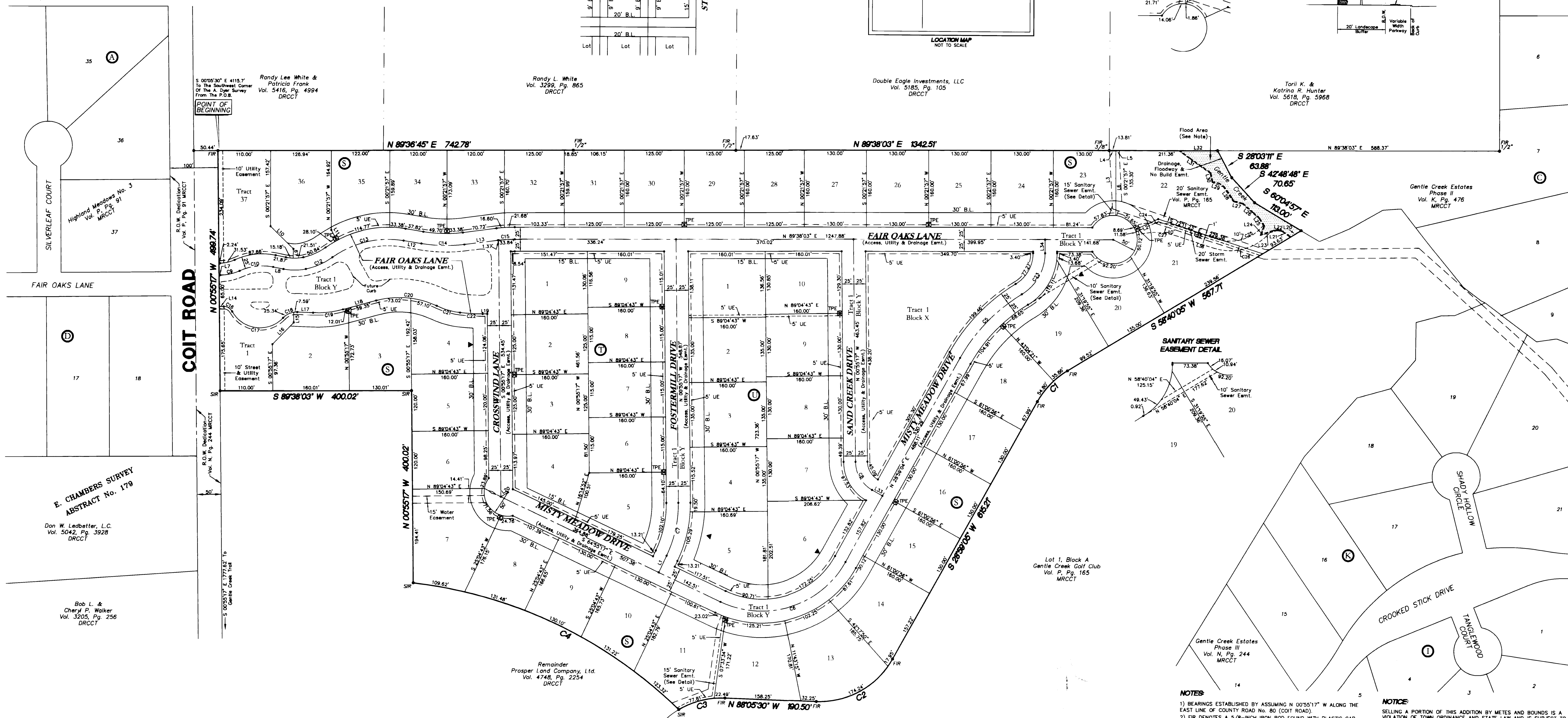


Randy Lee White &
Patricia Frank
Vol. 5418, Pg. 4994
DRCCCT

Randy L. White
Vol. 3299, Pg. 865
DRCCCT

Double Eagle Investments, LLC
Vol. 5185, Pg. 105
DRCCCT

Torii K. &
Katrina R. Hunter
Vol. 5618, Pg. 5968
DRCCCT



E. CHAMBERS SURVEY
ABSTRACT No. 179

Don W. Ledbetter, L.C.
Vol. 5042, Pg. 3928
DRCCCT

Bob L. &
Cheryl P. Walker
Vol. 3205, Pg. 256
DRCCCT

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

Lot 1, Block A
Gentle Creek Golf Club
Vol. P, Pg. 165
MRCCCT

LOT TABULATION
GENTLE CREEK ESTATES
PHASE SEVEN
PROSPER, TEXAS

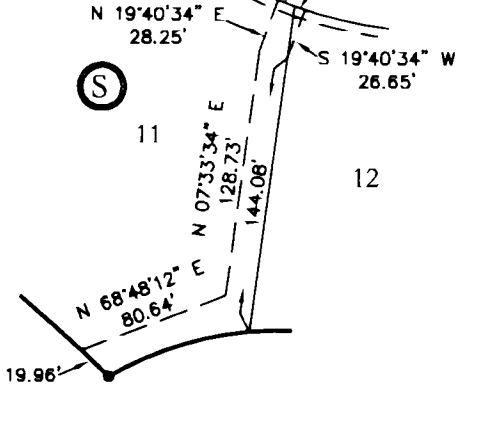
CURVE TABLES

Lot	Block	Sq. Ft.	Lot	Block	Sq. Ft.
1	S	17,609	20	S	23,919
2	S	24,380	21	S	27,390
3	S	24,320	22	S	49,022
4	S	21,839	23	S	19,898
5	S	19,200	24	S	20,800
6	S	19,076	25	S	20,800
7	S	30,824	26	S	20,800
8	S	22,605	27	S	20,800
9	S	21,412	28	S	20,000
10	S	22,456	29	S	20,000
11	S	29,729	30	S	20,000
12	S	24,700	31	S	20,000
13	S	28,786	32	S	20,002
14	S	24,250	33	S	20,098
15	S	20,800	34	S	20,044
16	S	20,800	35	S	20,818
17	S	20,800	36	S	25,719
18	S	23,656	37	S	26,072
19	S	25,765			

LINE TABLES

No.	BEARING	DIST.	No.	BEARING	DIST.
L1	S 25°04'43" W	38.21	L21	N 55°23'39" W	21.00
L2	N 62°05'45" E	52.82	L22	N 80°58'51" W	10.51
L3	N 03°17'48" W	121.80	L23	S 73°29'58" W	36.97
L4	N 89°38'03" E	13.13	L24	N 20°58'33" E	20.87
L5	N 89°38'03" E	6.90	L25	N 32°54'32" W	18.28
L6	S 03°17'48" E	107.06	L26	N 49°45'52" W	45.44
L7	S 89°05'04" W	2.24	L27	N 77°07'24" W	19.87
L8	N 78°44'07" W	21.87	L28	N 34°32'26" W	37.45
L9	S 01°26'18" W	19.41	L29	N 68°06'18" W	25.11
L10	S 45°55'20" E	66.95	L30	N 12°34'55" W	19.91
L11	N 28°38'01" W	24.66	L31	N 54°28'57" W	80.26
L12	N 80°54'28" W	37.82	L32	N 89°38'03" E	80.70
L13	S 82°35'32" W	70.72	L33	S 61°00'56" E	25.00
L14	N 89°34'46" E	9.12	L34	S 00°21'57" E	28.40
L15	S 00°55'17" E	21.09	L35	S 72°11'23" E	81.51
L16	S 44°04'41" W	63.64	L36	N 72°11'23" W	81.51
L17	S 87°57'05" E	33.09			
L18	N 74°54'19" E	71.36			
L19	N 89°38'03" E	9.71			
L20	N 57°05'21" E	17.69			

SANITARY SEWER
EASEMENT DETAIL



NOTES

- BEARINGS ESTABLISHED BY ASSUMING N 00°55'17" W ALONG THE EAST LINE OF COUNTY ROAD NO. 80 (COIT ROAD).
- FIR DENOTES A 5/8-INCH IRON ROD FOUND WITH PLASTIC CAP STAMPED "SPARR SURVEYS" UNLESS NOTED OTHERWISE.
- SIR DENOTES A 5/8-INCH IRON ROD SET 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.
- ALL LOT CORNERS, POINTS OF CURVATURE AND TANGENCY ARE MONUMENTED WITH A 5/8-INCH IRON ROD WITH PLASTIC CAP STAMPED "SPARR SURVEYS".
- TRACT 1, BLOCK S, TRACT 37, BLOCK S, TRACT 1, BLOCK Y AND TRACT 1, BLOCK X ARE HEREBY DEDICATED TO AND SHALL BE MAINTAINED BY THE GENTLE CREEK HOMEOWNERS ASSOCIATION.
- ← DENOTES STREET NAME CHANGE.
- THE 100-YEAR FLOOD AREA SHOWN ON THIS PLAT WAS PROVIDED BY NDMS, INC.
- ← DENOTES FRONT OF LOT.
- ↔ DENOTES 10' x 10' TRANSFORMER EASEMENT.

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.

NOTE

THE PURPOSE OF THIS AMENDED PLAT IS TO STATE THAT ALL LOTS ARE TO BE DEVELOPED TO PD-1 TYPE C STANDARDS.

54 LOTS DEVELOPED TO PD-1 TYPE C STANDARDS
4 COMMON AREA TRACTS
38,209 ACRES

AMENDED FINAL PLAT
**GENTLE CREEK ESTATES
PHASE SEVEN**
A. DYER SURVEY, ABSTRACT 258
TOWN OF PROSPER
COLLIN COUNTY, TEXAS

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

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: AUGUST 2008

SHEET 1 OF 2
JOB NO. 17002

S9035