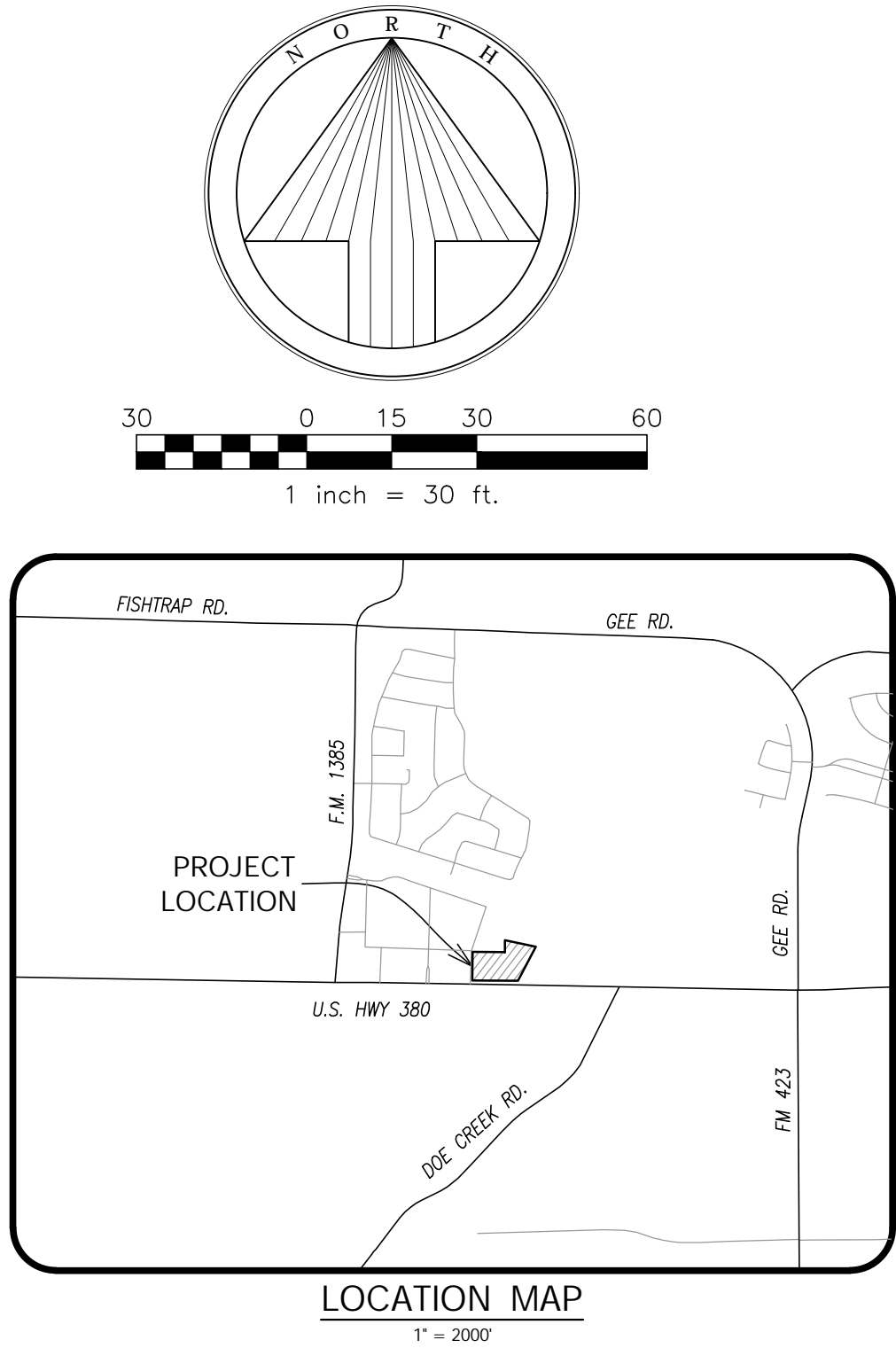


Drawing: 5/2023 Job: 23-014 Westside Addition Plat 10/10/2023 10:00:00 AM  
Printed by: Kenneth Paul Date: 12/13/2023 10:01 AM  
9:56:57 AM



LEGEND	
(Not all items may be applicable)	
○	1/2" IRON ROD WITH PLASTIC CAP STAMPED "SPARSENG" SET, UNLESS OTHERWISE NOTED
IRF	IRON ROD FOUND
CRF	CAPPED IRON ROD FOUND
IRP	IRON PIPE FOUND
AMF	ALUMINUM MONUMENT FOUND
CM	CONTROL MONUMENT
Esmt.	EASEMENT
UHL	UTILITY
(BTP)	BY THIS PLAT
R.O.W.	RIGHT-OF-WAY
Min. FF	MINIMUM FINISH FLOOR ELEVATION
Cab.	CABINET
Vol.	VOLUME
Pg.	PAGE
No.	NUMBER
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY
FIRM	FLOOD INSURANCE RATE MAP
Ord. No.	ORDINANCE NUMBER
Inst./Doc.	INSTRUMENT OR DOCUMENT
DRDCT	DEED RECORDS, DENTON COUNTY, TEXAS
PRDCT	PLAT RECORDS, DENTON COUNTY, TEXAS
OPRDCT	OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS

- NOTES:
- Basis of bearing derived from the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983, (2011).
  - Selling a portion of this addition by metes and bounds is a violation of City ordinance and state law and is subject to fines and withholding of utilities and building permits.
  - All Common Area Lots shall be maintained by Property Owners Association or other approved Common Area Management agreement.
  - No floodplain exists on the site.

FIRE LANE EASEMENT

The undersigned covenants and agrees that he (they) shall construct upon the fire lane easements, as dedicated and shown hereon, a hard surface paved in accordance with Town standards and that he (they) shall maintain the same in a state of good repair at all times and keep the same free and clear of any structures, fences, trees, shrubs, or other improvements or obstruction, including but not limited to the parking, loading, or unloading of motor vehicles, trailers, boats, or other impediments to the access of fire apparatus. The maintenance of pavement in conspicuous places along the fire lanes, stating "Fire Lane, No Parking". The police or the owner, and the owner shall post and maintain signage in accordance to Town standards in conspicuous places along the fire lanes, stating "Fire Lane, No Parking". The police or the owner, and the owner shall post and maintain signage in accordance to Town standards in conspicuous places along the fire lanes, stating "Fire Lane, No Parking". The police or the owner, and the owner shall post and maintain signage in accordance to Town standards in conspicuous places along the fire lanes, stating "Fire Lane, No Parking".

ACCESS EASEMENT

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

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 other elements unless otherwise approved on the plat.

TOWN APPROVAL

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023,  
by the Planning and Zoning Commission of the Town of Prosper, Texas.

Town Secretary

Engineering Department

Development Services Department

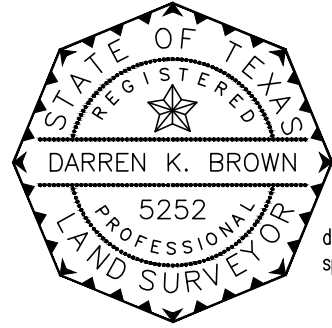
SURVEYOR'S CERTIFICATE

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

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

PRELIMINARY, THIS DOCUMENT  
SHALL NOT BE RECORDED  
FOR ANY PURPOSE

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



darren.brown@spiarsengineering.com

STATE OF TEXAS §  
COUNTY OF COLLIN §

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

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

Notary Public, State of Texas

STATE OF TEXAS §  
COUNTY OF DENTON §

OWNER'S CERTIFICATE

WHEREAS \_\_\_\_\_ is the Owner of a tract of land situated in the R. Taylor Survey, Abstract No. 1671, the J. Haynes Survey, Abstract No. 573, and the P. Barnes Survey, Abstract No. 79, City of Prosper, Denton County, Texas, being all/part of a tract conveyed to NA, by deed recorded in Document No. 2020-55 of the Plat Records, Denton County, Texas (PRDCT), with the subject tract being more particularly described as follows:

BEGINNING at a point for which an Aluminum Monument Found along the south property line of Lot 10, Block A, Westside Addition, bears N 89°50'39" W 50.75 feet;

THENCE N 00°55'27" E, 169.55 feet;

THENCE around a tangent curve to the right having a central angle of 11°09'10", a radius of 500.00 feet, a chord of N 06°30'02" E - 97.17 feet, an arc length of 97.33 feet;

THENCE S 89°04'33" E, 212.55 feet;

THENCE N 00°55'27" E, 37.60 feet;

THENCE N 17°14'23" E, 28.55 feet;

THENCE S 72°46'03" E, 186.20 feet;

THENCE S 17°14'23" W, 289.98 feet;

THENCE N 89°04'33" W, 276.51 feet;

THENCE N 89°50'39" W, 50.75 feet to the POINT OF BEGINNING with the subject tract containing 104,284 square feet or 2.394 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT NFGCP1385HFMDEV, LLC, acting herein by and through its duly authorized officer, does hereby certify and adopt this plat designating the hereinabove described property as WESTSIDE ADDITION, Lot 10R, Block A on addition to the Town of Prosper, Texas, and does hereby dedicate, to the public use forever, the streets and alleys shown thereon. NFGCP1385HFMDEV, LLC do herein certify the following:

- The streets and alleys are dedicated for street 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 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.
- 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 public utilities being subordinate to the public's and Town of Prosper's use thereof.
- The Town of Prosper and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in the said easements.
- 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.

Witness our hands this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

NFGCP1385HFMDEV, LLC, a Texas limited liability corporation

By: \_\_\_\_\_  
Dhruva Nagalla, Managing Partner

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

Final Plat  
DEVAPP-23-0142  
WESTSIDE ADDITION

LOT 10R, BLOCK A  
BEING FINAL PLAT OF LOT 10 and Lot 11, BLOCK A  
WESTSIDE ADDITION  
IN THE TOWN OF PROSPER, DENTON COUNTY, TEXAS  
J. HAYNES SURVEY ABSTRACT NO. 573  
104,284 Sq. Ft./2.394 Acres  
Current Zoning: PD-94

OWNER / APPLICANT  
NFGCP1385HFMDev, LLC  
7924 Preston Road, Suite 350  
Piano, Texas 75024  
Telephone (612) 845-6641  
Contact: Dhruva Nagalla

ENGINEER / SURVEYOR  
Spiars Engineering, Inc.  
765 Custer Road, Suite 100  
Piano, TX 75075  
Telephone: (972) 422-0077  
TBPELS No. F-2121 and No. F-10043100  
Contact: David Bond, PE