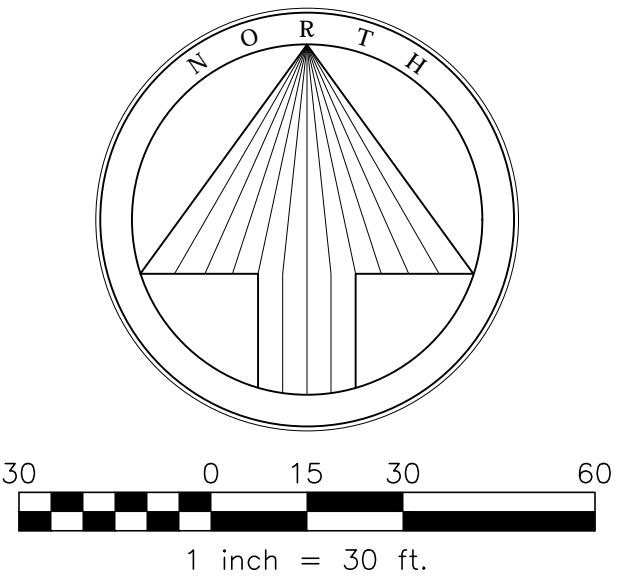


Drawing: 03/2023 JOB#523-203 Westside 6 Retail/Survey/PLAT/23-203 Final Plat.dwg Saved By: Kimith Save Time: 6/26/2024 3:11:48 PM  
Printed by: Kimith Plot Date: 6/26/2024 3:13 PM



Basis of bearing: State Plane  
Coordinate System, Texas North  
Central Zone 4202, North American  
Datum of 1983. Adjustment  
Realization 2011.

NOTES:

- This plot was prepared without the benefit of a commitment for title insurance. No research was performed for any easements other than that shown on the record plat of this property. Therefore, easements, agreements, and other documents may exist that affect the subject property that are not shown on this revised conveyance plat.
- Basis of bearing: Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983. Adjustment Realization 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.
- No floodplain exists on the site.

LEGEND	
○	1/2" IRON ROD W/ PLASTIC CAP STAMPED "SPIARSENG" SET, UNLESS OTHERWISE NOTED.
IRF	IRON ROD FOUND
CIRF	CAPPED IRON ROD FOUND
●	POWER POLE
⊙	SAN. SEWER MANHOLE
⊙	STORM SEWER MANHOLE
☆	LIGHT POLE/STANDARD
⋈	GUY WIRE ANCHOR
○	BOLLARD
⋈	SIGNPOST
♿	HANDICAP PARKING
⋈	FIRE HYDRANT
⊙	GAS MARKER
⊙	GROUND LIGHT
UG	UNDERGROUND ELECTRIC LINE MARKER
UGC	UNDERGROUND CABLE MARKER
GTL	GAS TEST LEAD
GM	GAS METER
GAS	GAS LINE MARKER
FOC	FIBEROPTIC CABLE MARKER
FC	FIRE SPRINKLER CONTROL BOX
EB	ELECTRIC BOX
EM	ELECTRIC METER
⊙	IRRIGATION CONTROL VALVE
WV	WATER VALVE
WM	WATER METER
SSCO	SANITARY SEWER CLEANOUT
—	CHAIN LINK FENCE
—	GUARD RAIL FENCE
—	BARBED WIRE FENCE
—	WOOD FENCE
—	OVERHEAD POWER LINE
CM	CONTROL MONUMENT

Purpose Statement:

The purpose of this plat is to dedicate easements necessary for the development of Lot 6.

FIRE LANE EASEMENT

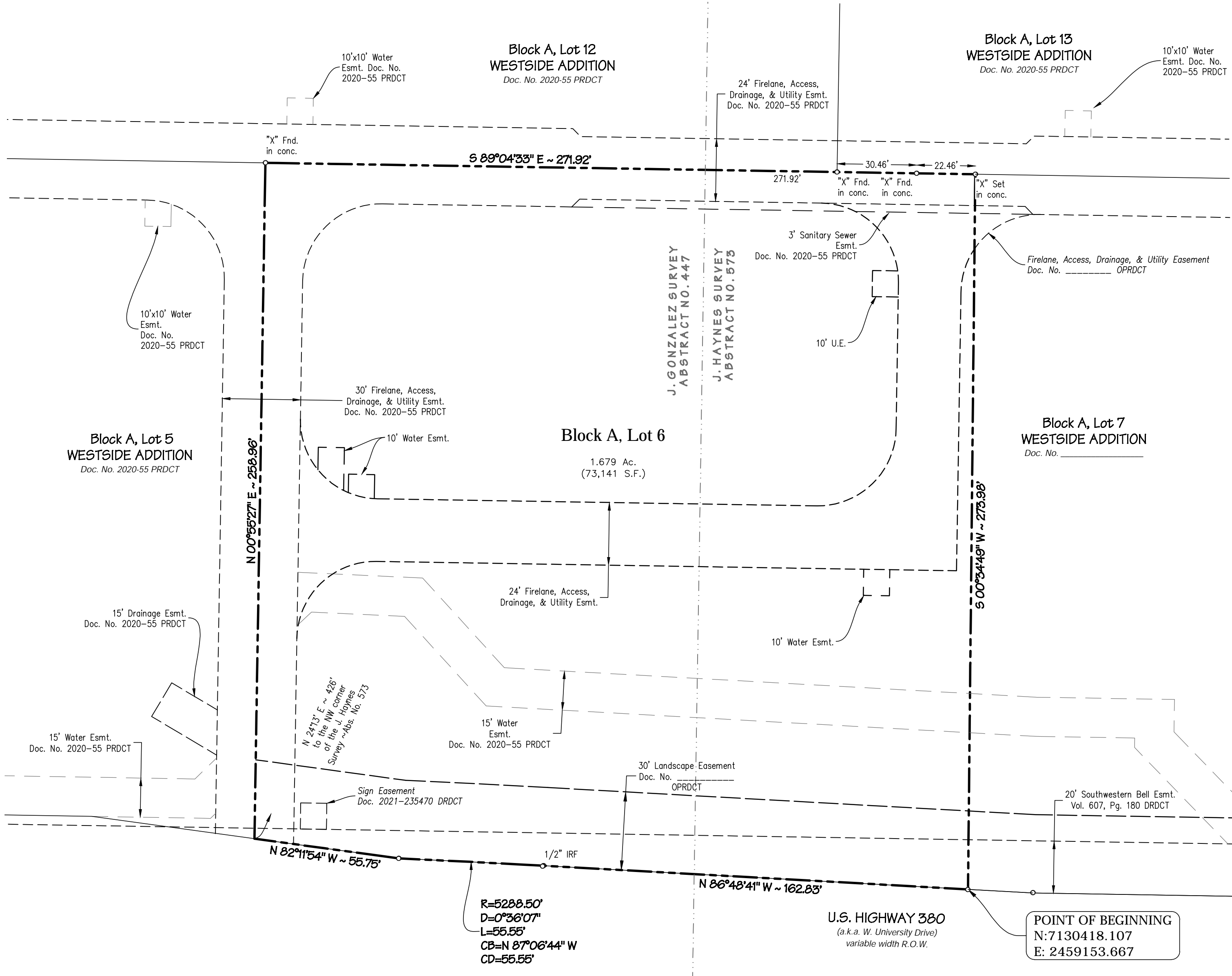
The undersigned covenants and agrees that he (they) shall construct upon the fire lane easements, as dedicated and shown hereon, a hard surface paved in accordance with Town standards and that he (they) shall maintain the same in a state of good repair at all times and keep the same free and clear of 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 accordance to Town standards of the fire lane easements is the responsibility of 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 their duly authorized representative is hereby authorized to close such fire lanes and utility easements to be maintained free and unobstructed at all times for fire department and emergency use.

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.

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.



SURVEYOR'S CERTIFICATE

That I, Darren 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 Town of Prosper Texas.

Dated this the \_\_\_\_ day of \_\_\_\_, 2024.

PRELIMINARY, THIS DOCUMENT  
SHALL NOT BE RECORDED  
FOR ANY PURPOSE

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



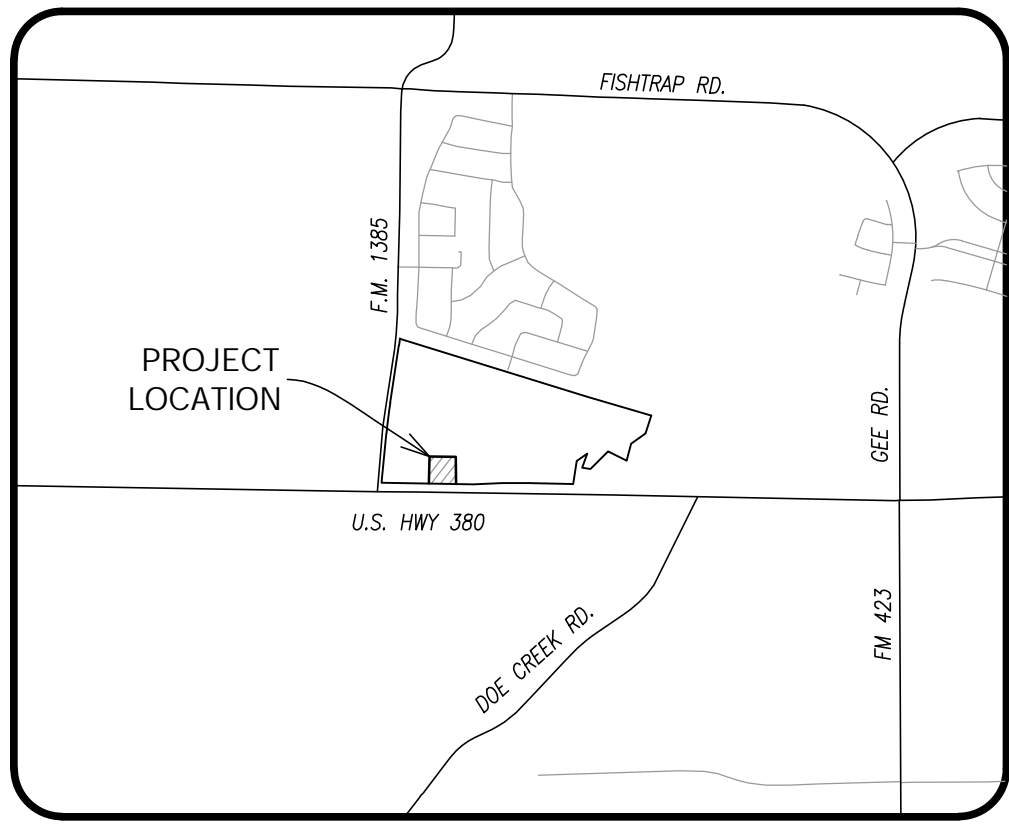
darren.brown@  
spiarsengineering.com

STATE OF TEXAS §  
COUNTY OF DENTON §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared DARREN 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 \_\_\_\_, 2024.

Notary Public, State of Texas



LOCATION MAP  
1" = 3000'

OWNER'S CERTIFICATE  
STATE OF TEXAS §  
COUNTY OF DENTON §

METES AND BOUNDS DESCRIPTION

BEING a tract of land situated in the J. Haynes Survey, Abstract No. 573, Town of Prosper, Denton County, Texas, being a portion of Lot 6, Block A, Westside Addition, an addition recorded in Document No. 2020-55, Plat Records, Denton County, Texas (PRDCT), with the subject tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod with plastic cap stamped "SPIARSENG" set at a southwestern corner of said Lot 7 and a common southeastern corner of Lot 6, Block A of said Westside Addition, lying in the north right-of-way line of U.S. Highway 380 (variable width right-of-way);

THENCE, N 86°48'41" W, 162.83 feet to a 1/2" iron rod found;

THENCE around a tangent curve to the right having a central angle of 00°36'07", a radius of 5288.50 feet, a chord of N 87°06'44" W - 55.55 feet, an arc length of 55.55 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

THENCE, N 82°11'54" W, 55.75 feet to a southeastern corner of Lot 5, Block A of said Westside Addition;

THENCE, N 00°55'27" E, 258.96 feet to an "X" found in concrete at the northeast corner of said Lot 5 and lying in the south line of Lot 12, Block A of said Westside Addition;

THENCE, S 89°04'33" E, passing at a distance of 219.00 feet an "X" found in concrete at the southeast corner of said Lot 12, and continue a total distance of 271.92 feet to an "X" set in concrete at the northwest corner of Lot 7;

THENCE, S 00°34'49" W, 273.98 feet to the POINT OF BEGINNING with the subject tract containing 73,141 square feet or 1.679 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT WESTSIDE LOT 6 RETAIL PARTNERS, LP, acting herein by and through its duly authorized officer, does hereby certify and adopt this plat designating the herein above described property as WESTSIDE ADDITION, BLOCK A, LOT 6, an addition to the Town of Prosper, Texas, and does hereby dedicate, to the public use forever, the streets and alleys shown thereon.

Westside Prosper, LLC, does 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 \_\_\_\_, 2024.

WESTSIDE LOT 6 RETAIL PARTNERS, LP

By: \_\_\_\_\_

Signature

Name, Title

STATE OF TEXAS §  
COUNTY OF DENTON §

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 \_\_\_\_, 2024.

Notary Public, State of Texas

Final PLAT

WESTSIDE ADDITION

BLOCK A, LOT 6

SITUATED IN THE J. GONZALEZ SURVEY, ABSTRACT NO. 447  
AND IN THE J. HAYNES SURVEY, ABSTRACT NO. 573  
IN THE TOWN OF PROSPER, DENTON COUNTY, TEXAS

73,141 Sq.Ft. / 1.679 Acres

Current Zoning: PD-94

Town Case No. DEVAPP-24-0059

Prepared April 2024

OWNER / APPLICANT  
Westside Lot 6 Retail Partners, LP  
2701 Little Elm Pkwy, Suite 100-498  
Little Elm, Texas 75068  
Telephone (515) 231-9531  
Contact: Pavana Vennapusu

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