

NO.	BEARING	LENGTH
L1	S87°42'10"E	34.68'
L2	N47°17'50"E	35.36'
L3	N02°17'50"E	10.00'
L4	S87°42'10"E	60.00'
L5	S42°42'10"E	35.36'
L6	N90°00'00"E	29.06'
L7	S45°00'04"E	35.36'
L8	S83°12'34"W	35.36'
L9	N90°00'00"E	65.58'
L10	N83°01'03"E	37.72'
L11	S61°17'36"E	36.82'
L12	N00°00'00"E	49.82'
L13	S88°50'14"E	15.00'
L14	N00°00'00"E	49.86'
L15	N90°00'00"W	149.76'
L16	N00°02'29"E	5.42'
L17	N90°00'00"W	10.00'
L18	S00°02'29"W	5.42'
L19	N90°00'00"W	39.71'
L20	N90°00'00"E	34.13'
L21	S00°00'00"E	15.00'
L22	N90°00'00"W	34.13'
L23	S47°17'50"W	35.36'
L24	N87°42'10"W	32.78'
L25	N22°09'04"W	36.10'
L26	N02°17'50"E	71.48'
L27	S87°42'10"E	90.32'
L28	N87°42'10"W	34.68'
L29	N42°42'10"W	35.36'
L30	N02°17'50"E	61.48'
L31	N65°07'59"E	36.26'
L32	S11°23'31"W	60.00'
L33	S51°47'26"E	142.24'
L34	N75°17'28"E	25.70'
L35	S14°42'32"E	15.00'
L36	S75°17'28"W	39.94'
L37	S21°37'21"W	34.56'
L38	N88°22'39"W	15.10'
L39	N21°37'21"E	34.20'
L40	N78°36'29"W	128.35'
L41	N78°36'29"W	112.75'
L42	N78°36'47"W	112.37'
L43	N78°36'43"W	77.37'
L44	S33°36'29"E	52.96'
L45	S33°36'29"E	37.97'
L46	N56°23'31"E	34.50'
L47	N56°23'31"E	6.21'
L48	S78°36'29"E	58.38'
L49	S74°49'42"E	30.34'
L50	S78°36'29"E	14.65'
L51	N11°23'31"E	15.00'
L52	S78°36'29"E	15.15'
L53	S74°49'42"E	29.84'
L54	S39°58'58"E	6.94'

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	1°40'57"	880.00'	25.84'	S39°03'03"W	25.84'
C2	6°58'57"	509.91'	62.14'	N86°30'31"E	62.10'
C3	35°40'46"	83.00'	51.69'	S79°07'59"E	50.85'
C4	39°59'13"	38.00'	26.52'	S41°18'00"E	25.99'
C5	21°18'24"	338.00'	125.69'	S10°39'12"E	124.97'
C6	13°20'18"	900.00'	209.62'	N58°27'35"W	209.05'
C7	15°42'26"	753.00'	206.43'	S29°43'14"W	205.78'
C8	35°51'33"	395.00'	247.21'	N20°13'36"E	243.20'
C9	35°54'33"	335.00'	209.95'	N20°15'06"E	206.54'
C10	15°42'59"	813.00'	223.01'	S29°42'57"W	222.31'
C11	6°27'01"	894.00'	100.65'	N75°22'58"W	100.59'
C12	15°16'41"	834.00'	222.39'	N70°58'09"W	221.73'
C13	23°20'50"	238.00'	96.98'	N51°39'23"W	96.31'
C14	12°20'54"	262.00'	66.47'	S46°09'25"E	56.36'
C15	89°59'42"	70.00'	109.95'	N56°23'22"E	98.99'
C16	89°59'46"	50.00'	78.54'	N56°23'24"E	70.71'
C17	52°37'16"	20.00'	18.37'	S49°14'22"W	17.73'
C18	258°27'47"	60.00'	270.86'	S27°50'22"E	92.95'
C19	0°32'27"	810.00'	7.65'	N52°03'39"W	7.64'

- NOTES:**
- All corners set are monumented with a 5/8 inch iron rod with red plastic cap stamped "KHA", unless otherwise noted.
  - Bearing system based on the southerly right of way line of Lovers Lane as created in the Conveyance Plat of Gates of Prosper, Phase 2, an addition to the Town of Prosper, according to the plat, recorded in Volume 2019, Page 252 of the Map Records of Collin County, Texas, said bearing being North 90°00'00" East.
  - According to Map No. 48095C0235 J dated June 2, 2009, of the National Flood Insurance Program Map, Flood Insurance Rate Map of Collin County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, this property is located in Zone X (unshaded) and is not within a special flood hazard area. If this site is within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.
  - Notice: A conveyance plat is a record of property approved by the Town of Prosper, Texas, for the purpose of sale or conveyance in its entirety or interests thereon defined. No building permit shall be issued nor permanent public utility service provided until a final plat is approved, filed of record and public improvements accepted in accordance with the Subdivision Ordinance of the Town of Prosper. 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.
  - Landscape easements shall be required when a final platting of the lots within this conveyance plat is prepared.
  - The purpose of this plat is to create new lots, dedicate new street rights of way and easements.
  - Block D, Lot 2 to be dedicated the Town of Prosper.

**REVISED CONVEYANCE PLAT**  
**GATES OF PROSPER, PHASE 2**  
**BLOCK B, LOT 2R AND**  
**BLOCK D LOTS 2 AND 3**  
 AN ADDITION TO THE TOWN OF PROSPER  
 PD-67  
 114.219 ACRES  
 SITUATED IN THE  
 COLLIN COUNTY SCHOOL LAND NO. 12 SURVEY, ABSTRACT  
 NO. 147, & THE JOHN YARNELL SURVEY, ABSTRACT NO. 1038  
 TOWN OF PROSPER, COLLIN COUNTY, TEXAS

APRIL - 2024  
 DEVAPP-23-0168

		6160 Warren Parkway, Suite 210 Frisco, Texas 75034		Tel. No. (972) 335-3580 Fax No. (972) 335-3779	
		FIRM # 10193822			
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	MBM	KHA	04/01/2024	068109090	1 OF 3

**SURVEYOR:**  
 Kimley-Horn and Associates, Inc.  
 5750 Genesis Court, Suite 200  
 Frisco, TX 75034  
 P (972) 335-3580  
 F (972) 335-3779  
 Contact: Michael B. Marx, R.P.L.S.

**ENGINEER:**  
 Kimley-Horn and Associates, Inc.  
 250 East Davis Street, Suite 100  
 McKinney, TX 75069  
 P (469) 301-2580  
 Contact: Rachel Korus, P.E.

**OWNER:**  
 289 (Preston) & 380, L.P.  
 1 Cowboys Way  
 Frisco, TX 75063  
 Contact: Tom Walker,  
 Assistant Treasurer

**OWNER:**  
 GOP #3, LLC  
 1 Cowboys Way  
 Frisco, TX 75063  
 Contact: Tom Walker,  
 Assistant Treasurer

**OWNER:**  
 183 Land Corporation  
 2500 East Davis Street, Suite 200  
 Frisco, TX 75063  
 Contact: Tom Walker,  
 Assistant Treasurer

**MATCH LINE SEE SHEET 2 OF 3**

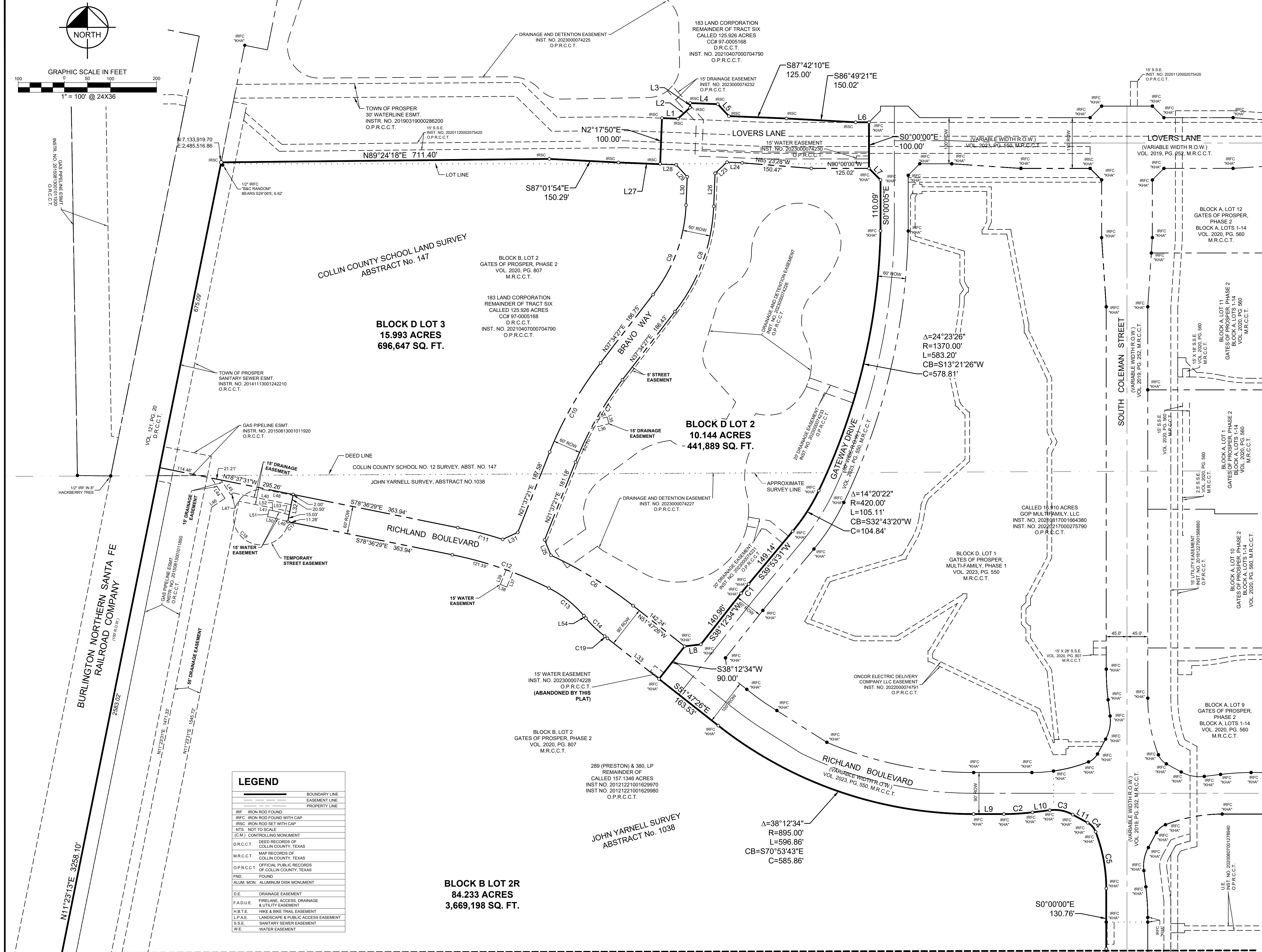
**BLOCK B LOT 2R**  
**84.233 ACRES**  
**3,669,198 SQ. FT.**

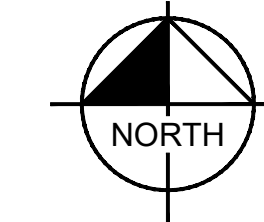
**BLOCK D LOT 3**  
**15.993 ACRES**  
**696,647 SQ. FT.**

**BLOCK D LOT 2**  
**10.144 ACRES**  
**441,889 SQ. FT.**

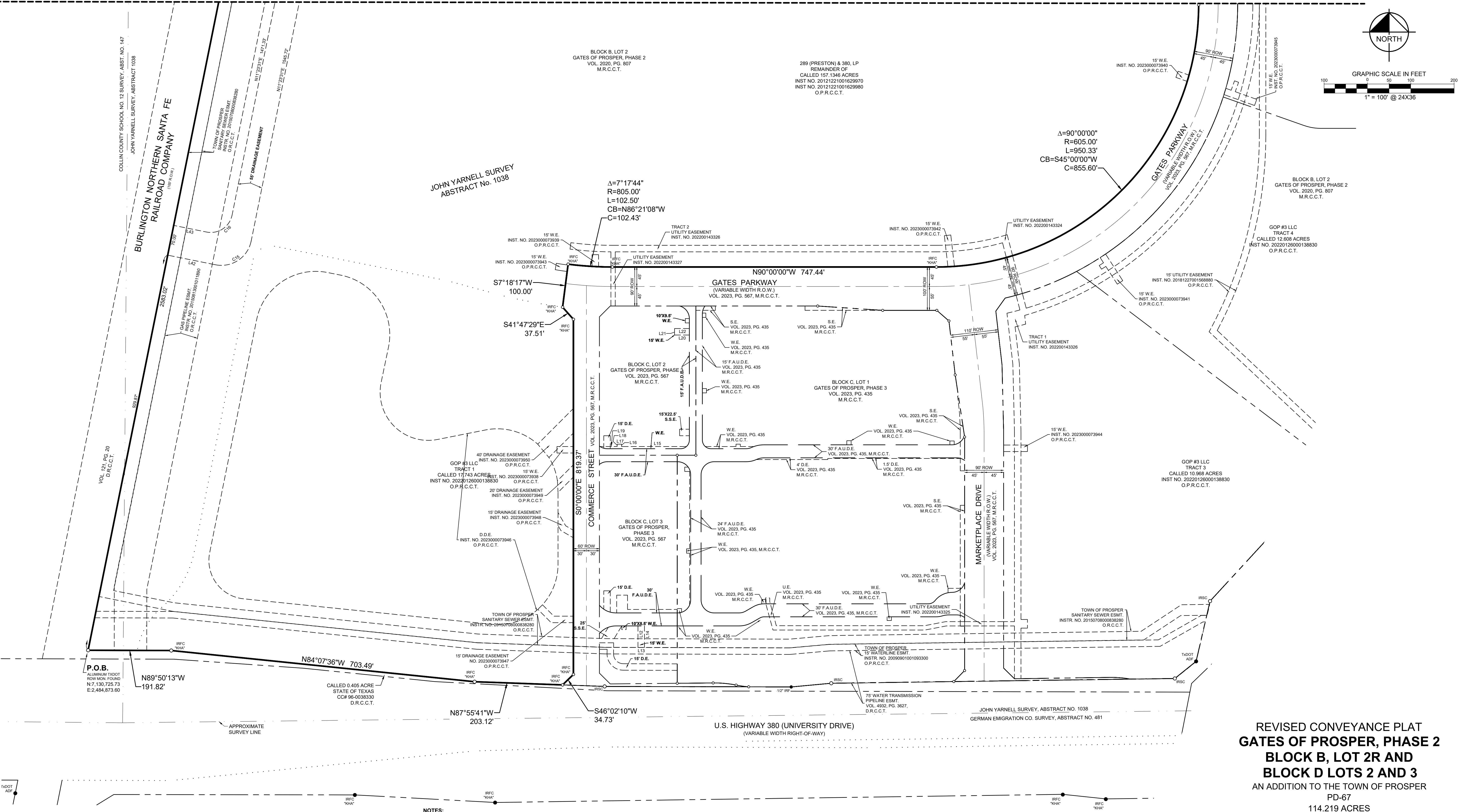
**COLLIN COUNTY SCHOOL LAND SURVEY**  
**ABSTRACT No. 147**

---	BOUNDARY LINE
- - - -	EASEMENT LINE
---	PROPERTY LINE
IRF	IRON ROD FOUND
IRFC	IRON ROD FOUND WITH CAP
IRSC	IRON ROD SET WITH CAP
NIS	NOT TO SCALE
(C.M.)	CONTROLLING MONUMENT
D.R.C.C.T.	DEED RECORDS OF COLLIN COUNTY, TEXAS
M.R.C.C.T.	MAP RECORDS OF COLLIN COUNTY, TEXAS
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS
FND.	FOUND
ALUM. MON.	ALUMINUM DISK MONUMENT
D.E.	DRAINAGE EASEMENT
F.A.D.U.E.	FIRELANE, ACCESS, DRAINAGE & UTILITY EASEMENT
H.B.T.E.	HIKE & BIKE TRAIL EASEMENT
L.P.A.E.	LANDSCAPE & PUBLIC ACCESS EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
W.E.	WATER EASEMENT





GRAPHIC SCALE IN FEET  
1" = 100' @ 24X36



P.O.B.  
ALUMINUM TxDOT  
ROW MON. FOUND  
N7, 130.725.73  
E, 2.484,873.60

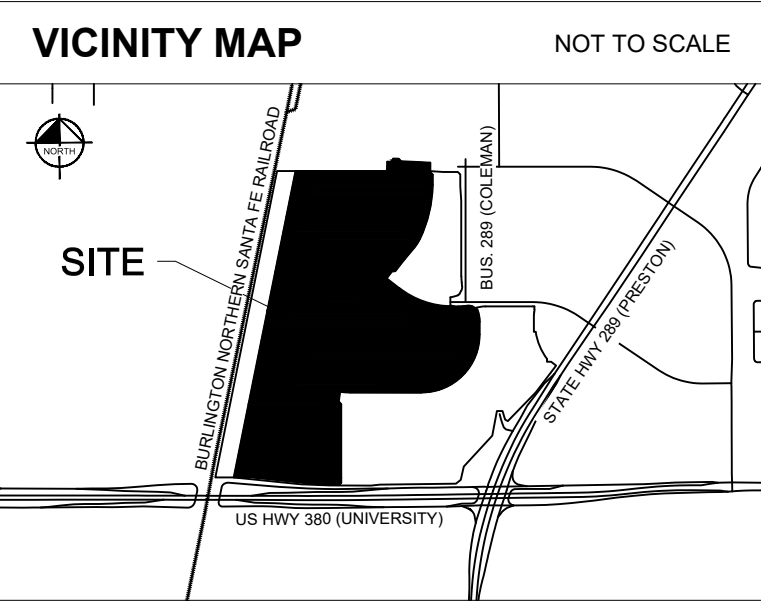
CALLLED 0.405 ACRE  
STATE OF TEXAS  
CC# 96-0035330  
D.R.C.C.T.

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7. Block D, Lot 2 to be dedicated the Town of Prosper.

**LEGEND**

	BOUNDARY LINE
	EASEMENT LINE
	PROPERTY LINE
	IRON ROD FOUND
	IRON ROD FOUND WITH CAP
	IRON ROD SET WITH CAP
	NOT TO SCALE
	CONTROLLING MONUMENT
	DEED RECORDS OF COLLIN COUNTY, TEXAS
	MAP RECORDS OF COLLIN COUNTY, TEXAS
	OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS
	FOUND
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	DRAINAGE EASEMENT
	FIRELINE, ACCESS, DRAINAGE & UTILITY EASEMENT
	HIRE & BIKER TRAIL EASEMENT
	LANDSCAPE & PUBLIC ACCESS EASEMENT
	SANITARY SEWER EASEMENT
	WATER EASEMENT



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APRIL - 2024  
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**Kimley»Horn**  
6160 Warren Parkway, Suite 210  
Frisco, Texas 75034  
FIRM # 10193822  
Tel. No. (972) 335-3580  
Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	MBM	KHA	04/01/2024	068109090	2 OF 3

<b>SURVEYOR:</b> Kimley-Horn and Associates, Inc. 5750 Genesis Court, Suite 200 Frisco, TX 75034 P (972) 335-3580 F (972) 335-3779 Contact: Michael B. Marx, R.P.L.S.	<b>ENGINEER:</b> Kimley-Horn and Associates, Inc. 250 East Davis Street, Suite 100 McKinney, TX 75069 P (469) 301-2580 Contact: Rachel Korus, P.E.	<b>OWNER:</b> 289 (Preston) & 380, L.P. 1 Cowboys Way Frisco, TX 75063 Contact: Tom Walker, Assistant Treasurer	<b>OWNER:</b> GOP #3, LLC 1 Cowboys Way Frisco, TX 75063 Contact: Tom Walker, Assistant Treasurer	<b>OWNER:</b> 183 Land Corporation 1 Cowboys Way Frisco, TX 75063 Contact: Tom Walker, Assistant Treasurer
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D:\WORK\PROJECTS\190803-GATES OF PROSPER PHASE 2\GATES OF PROSPER PHASE 2\BLOCK B LOT 2 RCP DEVAPP23-0168.DWG PLOTTED BY: MARK MICHAEL 4/1/2024 8:53 AM LAST SAVED: 4/1/2024 8:50 AM

