



OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF COLLIN §

WHEREAS, 289 (PRESTON) & 380, L.P., GOP #3, LLC, and 183 Land Corporation are the owners of a tract of land situated in the Collin County School Land No. 12 Survey, Abstract No.147, and the John Yarnell Survey, Abstract No. 1038, all of the Town of Prosper, Collin County, Texas and being a portion of Block B, Lot 2 of the Gates of Prosper, Phase 2, an addition to the Town of Prosper, according to the Conveyance Plat recorded in Volume 2020, Page 807 of the Plat Records of said county, same being a part of Tract 1, a called 17.743 acres tract, described in a Warranty Deed to GOP #3 LLC, as recorded in Instrument No. 20220126000138830 of the Official Public Records of said county, a part of a called 157.1346 acres tract described in a Deed to 289 (Preston) & 380. LP, as recorded in Instrument No. 20121221001629970 and Instrument No. 20121221001629980 of said Official Public Records, a part of Tract Seven, a called 123.850 acres tract described in Deed to 289 (Preston) & 380 L.P., as recorded in Instrument No. 2019011800061180 of said Official Public Records, and a part of Tract Six, a called 125.926 acres tract described in a Special Warranty Deed to 183 Land Corporation, as recorded in County Clerk File No. 97-0005168 of the Deed Records of said county as corrected in Instrument No. 20210407000704790 of said Official Public Records, and being more particularly described by metes and bounds as follows:

BEGINNING at a concrete TXDOT right of way monument found for the southwest corner of said Block B, Lot 2, and being at the intersection of the northerly right of way line of University Drive (U. S. Highway 380), a variable width right of way and the easterly right-of-way line of Burlington Northern Santa Fe Railroad (100' R.O.W.),

THENCE North 11°23'13" East, leaving the northerly right-of-way line of said U. S. Highway 380, along the easterly right-of-way line of said Burlington Northern Santa Fe Railroad, and along the westerly line of said Lot 2, passing at a distance of 3,254.81 feet, the northwest corner of said Lot 2, continuing along the westerly line of said Tract Six, a total distance of 3,258.10 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" set for the northwest corner of said Lot 2, from which, a found 1/2-inch iron rod with a plastic cap, stamped "B&C RANDOM", bears South 29°06' East, 6.62 feet;

THENCE North 89°24'18" East, leaving the easterly right-of-way line of said Burlington Northern Santa Fe Railroad and crossing said Tract Six, a distance of 711.40 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" set for corner;

THENCE South 87°01'54" East, continuing across said Tract Six, a distance of 150.29 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" set for corner;

THENCE South 87°42'10" East, continuing across said Tract Six, passing the northerly line of aforesaid Block B, Lot 2, continuing across said Lot 2, a total distance of 90.32 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" set for corner;

THENCE North 02°17'50" East, continuing across said Lot 2, passing the northerly line of said Lot 2 and crossing said Tract Six, a distance of 100.00 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" set for corner;

THENCE South 87°42'10" East, continuing across said Tract Six, a distance of 34.68 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" set for corner;

THENCE North 47°17'50" East, continuing across said Tract Six, a distance of 35.36 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" set for corner;

THENCE North 02°17'50" East, continuing across said Tract Six, a distance of 10.00 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" set for corner;

THENCE South 87°42'10" East, continuing across said Tract Six, a distance of 60.00 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" set for corner;

THENCE South 42°42'10" East, continuing across said Tract Six, a distance of 35.36 feet to a 5/8-inch iron rod with a red plastic

cap, stamped "KHA" set for corner; THENCE South 87°42'10" East, continuing across said Tract Six, a distance of 125.00 feet to a 5/8-inch iron rod with a red plastic

cap, stamped "KHA" set for corner;

THENCE South 86°49'21" East, continuing across said Tract Six, a distance of 150.02 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" set for corner;

THENCE North 90°00'00" East, continuing across said Tract Six, a distance of 29.06 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" found for northwest corner of Lovers Lane, a variable width right of way as dedicated in Gates of Prosper Multi-Family, Phase 1, an addition to the Town of Prosper, according to the Conveyance Plat recorded in Volume 2023, Page 550 of the Plat Records of said county;

THENCE South 00°00'00" East, along the westerly terminus of said Lovers Lane, a distance of 100.00 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" found for the westerly corner of a visibility clip at the intersection of the westerly terminus o said Lovers Lane with the westerly right of way line of Gateway Drive, a variable width right of way as dedicated in said Gates of Prosper Multi-Family, Phase 1;

THENCE in a southerly direction, along the westerly right of way line of said Gateway Drive, the following:

South 45°00'04" East, a distance of 35.36 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" found for corner;

South 00°00'05" East, a distance of 110.09 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" found for the beginning of a non-tangent curve to the right with a radius of 1,370.00 feet, a central angle of 24°23'26", and a chord bearing and distance of South 13°21'26" West, 578.81 feet;

in a southerly direction, with said non-tangent curve to the right, an arc distance of 583.20 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" found for the beginning of a compound curve to the right with a radius of 420.00 feet, a central angle of 14°20'22", and a chord bearing and distance of South 32°43'20" West, 104.84 feet;

In a southerly direction, with said compound curve to the right, an arc distance of 105.11 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" found for corner;

South 39°53'31" West, a distance of 149.14 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" found for the beginning of a tangent curve to the left with a radius of 880.00 feet, a central angle of 01°40'57", and a chord bearing and distance of South 39°03'03" West, 25.84 feet;

in a southerly direction, with said tangent curve to the left, an arc distance of 25.84 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" found for corner;

South 38°12'34" West, a distance of 140.96 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" found for corner;

South 83°12'34" West, a distance of 35.36 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" found for the westerly corner of a visibility clip at the intersection of the westerly right of way line of said Gateway Drive with the westerly terminus of Richland Boulevard, a variable width right of way as dedicated in said Gates of Prosper Multi-Family, Phase 1;

THENCE South 38°12'34" West, along the westerly terminus of said Richland Boulevard, a distance of 90.00 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" found for southwesterly corner of said Richland Boulevard as dedicated in said Gates of Prosper Multi-Family, Phase 1 and as dedicated in the Gates of Prosper, Phase 2, Block A, Lot 1 an addition to the Town of Prosper, according to the Conveyance Plat recorded in Volume 2019, Page 252 of the Plat Records of said county;

THENCE in an easterly direction, along the southerly right of way line of said Richland Boulevard, the following:

cap, stamped "KHA" found for corner;

South 51°47'26" East, a distance of 163.53 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" found for the beginning of a tangent curve to the left with a radius of 895.00 feet, a central angle of 38°12'34", and a chord bearing and distance of South 70°53'43" East, 585.86 feet;

in a easterly direction, with said tangent curve to the left, an arc distance of 596.86 feet to a 5/8-inch iron rod with a red plastic

North 90°00'00" East, a distance of 65.58 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" found for the beginning of a tangent curve to the left with a radius of 509.91 feet, a central angle of 06°58'57", and a chord bearing and distance of North 86°30'31" East, 62.10 feet;

in a easterly direction, with said tangent curve to the left, an arc distance of 62.14 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" found for corner;

North 83°01'03" East, a distance of 37.72 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" found for the beginning of a non-tangent curve to the right with a radius of 83.00 feet, a central angle of 35°40'46", and a chord bearing and distance of South 79°07'59" East, 50.85 feet;

in a easterly direction, with said non-tangent curve to the right, an arc distance of 51.69 feet to a 5/8-inch iron rod with a red plastic cap. stamped "KHA" found for corner:

South 61°17'36" East, a distance of 36.82 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" found for the beginning of a tangent curve to the right with a radius of 38.00 feet, a central angle of 39°59'13", and a chord bearing and distance of South 41°18'00" East, 25.99 feet;

in a southerly direction, with said tangent curve to the right, an arc distance of 26.52 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" found for the intersection of the southerly right of way line of said Richland Boulevard with the westerly right of way line of Gates Parkway, a variable width right of way as dedicated in said Volume 2019, Page 252, and being the beginning of a compound curve to the right with a radius of 338.00 feet, a central angle of 21°18'24", and a chord bearing and distance of South 10°39'12" East, 124.97 feet;

THENCE in a southerly direction, along the westerly right of way line of said Gates Parkway, with said compound curve to the right, an arc distance of 125.69 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" found for corner;

THENCE South 00°00'00" West, continuing along the westerly right of way line of said Gates Parkway as dedicated in said Volume 2019, Page 252 and as dedicated in Gates of Prosper, Phase 3, Block C, Lots 2 & 3 an addition to the Town of Prosper, according to the Conveyance Plat recorded in Volume 2023, Page 567 of the Plat Records of said county, a distance of 130.76 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" found for the beginning of a tangent curve to the right with a radius of 605.00 feet, a central angle of 90°00'00", and a chord bearing and distance of South 45°00'00" West, 855.60 feet;

THENCE in a southerly direction, continuing along the westerly, becoming northerly, right of way line of said Gates Parkway with said tangent curve to the right, an arc distance of 950.33 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" found for

THENCE North 90°00'00" West, continuing along the northerly right of way line of said Gates Parkway, a distance of 747.44 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" found for the beginning of a tangent curve to the right with a radius of 805.00 feet, a central angle of 07°17'44", and a chord bearing and distance of North 86°21'08" West, 102.43 feet;

THENCE in a westerly direction, continuing along the northerly right of way line of said Gates Parkway, with said tangent curve to the right, an arc distance of 102.50 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" found for the northwesterly corner of said Gates Parkway;

THENCE South 07°18'17" West, along the westerly terminus of said Gates Parkway, a distance of 100.00 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" found for the westerly corner of a corner clip at the intersection of the westerly terminus of said Gates Parkway with the westerly right of way line of Commerce Street, a variable width right of way as dedicated in said Volume 2023, Page 567 of the Plat Records of said county;

THENCE South 41°47'29" East, along the westerly right of way line of said Commerce Street, a distance of 37.51 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" found for corner;

THENCE South 00°00'00" East, continuing along the westerly right of way line of said Commerce Street, a distance of 819.37 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" found for corner;

THENCE South 46°02'10" West, continuing along the westerly right of way line of said Commerce Street, a distance of 34.73 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" found for the intersection of the westerly right of way line of said Commerce Street with the northerly right of way line of aforesaid University Drive (U. S. Highway 380);

THENCE North 87°55'41" West, along the northerly right of way line of said University Drive (U. S. Highway 380), a distance of 203.12 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" found for corner;

THENCE North 84°07'36" West, continuing along the northerly right of way line of said University Drive (U. S. Highway 380), a distance of 703.49 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" found for corner;

THENCE North 89°50'13" West, continuing along the northerly right of way line of said University Drive (U. S. Highway 380), a distance of 191.82 feet to the **POINT OF BEGINNING** and containing 114.219 acres (4,975,400 square feet) of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT WHEREAS, 289 (PRESTON) & 380, L.P., GOP #3, LLC, and 183 Land Corporation, acting herein by and through its duly authorized officer, does hereby certify and adopt this revised conveyance plat designating the herein above described property as GATES OF PROSPER, PHASE 2, BLOCK B, LOT 2 & BLOCK C, LOT 1, an addition to the Town of Prosper, and does hereby dedicate to the public use forever, the streets and alleys shown thereon. WHEREAS, 289 (PRESTON) & 380, L.P., GOP #3, LLC, and 183 Land Corporation do herein certify the following:

1. The streets and alleys are dedicated for street and alley purposes.

2. All public improvements and dedications shall be free and clear of all debt, liens, and/or encumbrances.

3. The easements and public use areas, as shown, are dedicated for the public use forever for the purposes indicated on this plat.

4. 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

5. The Town of Prosper is not responsible for replacing any improvements in, under, or over any easements caused by maintenance or repair.

6. 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.

7. The Town of Prosper and public utilities 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 easements.

8. 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.

9. All modifications to this document shall be by means of plat and approved by the Town of Prosper.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the Town of Prosper, Texas. WITNESS, my hand, this the _____ day of _____, 20___.

BY: 289 (PRESTON) & 380, L.P.

Authorized Signature

Tom Walker, Assistant Treasurer Printed Name and Title

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 Tom Walker, Assistant Treasurer, 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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 20___.

Notary Public, State of Texas

BY: GOP #3, LLC

BY:

Authorized Signature

Tom Walker. Assistant Treasurer

STATE OF TEXAS

Printed Name and Title

COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Tom Walker, Assistant Treasurer, 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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the day of , 20 .

Notary Public, State of Texas

BY: 183 Land Corporation

Authorized Signature Tom Walker, Assistant Treasurer

Printed Name and Title

STATE OF TEXAS COUNTY OF COLLIN §

therein stated.

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Tom Walker, Assistant Treasurer, 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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 20___.

Notary Public, State of Texas

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. 260 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: OWNER: GOP #3, LLC 183 Land Corporation 1 Cowboys Way 1 Cowboys Way Frisco, TX 75063 Frisco, TX 75063 Contact: Tom Walker, Contact: Tom Walker. **Assistant Treasurer Assistant Treasurer**

SURVEYOR'S CERTIFICATE

Know All Men By These Presents:

Kimley-Horn and Associates, Inc.

6160 Warren Pkwy., Suite 210

Registered Professional Land Surveyor No. 5181

That I, Michael B. Marx, 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 _____, 20____.

THIS DOCUMENT SHALL

NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

STATE OF TEXAS §

Michael B. Marx

Frisco, Texas 75034

Phone 972-335-3580

Fax 972-335-3779

COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Michael B. Marx, 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 _____, 20____.

Notary Public, State of Texas

CERTIFICATE OF APPROVAL

Approved this _____ __ day of _____, 20____ by the Planning & Zoning Commission of the Town of Prosper, Texas. **Town Secretary**

Development Services Department

Engineering Department

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 FIRM # 10193822 Fax No. (972) 335-3779 <u>Scale</u> Checked by <u>Drawn by</u> <u>Date</u> MBM

Project No. Sheet No. KHA 04/01/2024 068109090