

Approved Final Plat (D21-0132)

COLLIN COUNTY SCHOOL LAND SURVEY
ABSTRACT NO. 147
COLLIN CO.

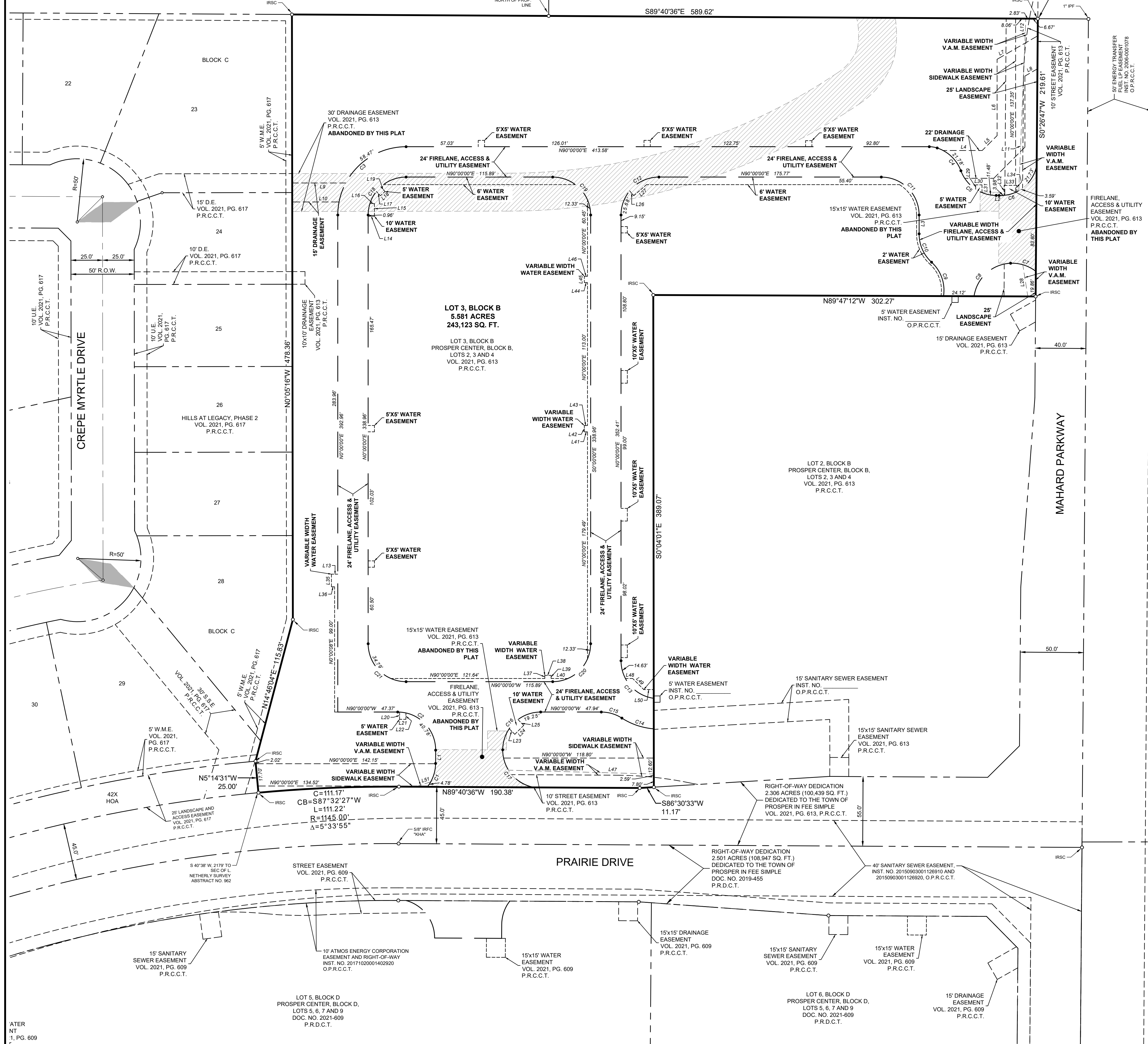
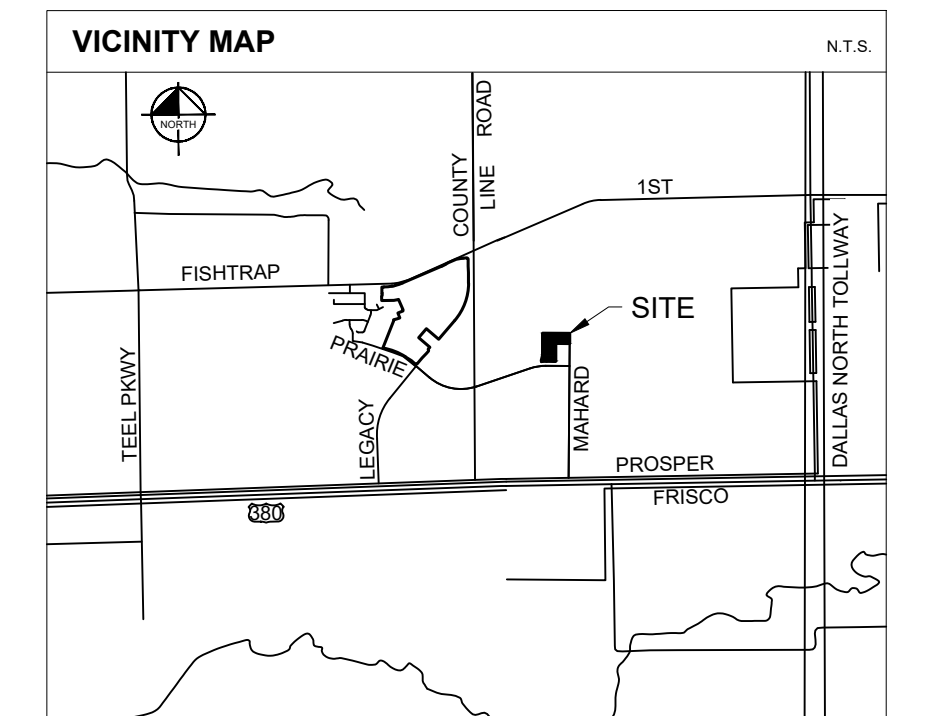
CALLED 78.483 ACRES
LEGACY AND FIRST LP
INSTR. NO. 20200618000919920
O.P.R.C.C.T.

NOTES:

- According to Community Panel No. 48085C0230J, dated June 2, 2009, Collin County, Texas, of the National Flood Insurance Program Map, Flood Insurance Rate Map, Federal Emergency Management Agency, Federal Insurance Administration, this property is within non-shaded Zone X, defined as areas determined to be outside the 0.2% annual chance floodplain and NO 100-YEAR FLOODPLAIN EXISTS ON THIS SITE. If this site is not 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.
- Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.
- 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.
- All landscape easements must be exclusive of any other type of easement.
- This plat is subject to additional zoning standards outlined in Ordinance 15-55.

LEGEND

IRSC	36" IRON ROD WITH 3/4" CAP SET
IRF	IRON ROD WITH CAP FOUND
IR	IRON ROD FOUND
XS	7" CUT IN CONCRETE SET
XF	7" CUT IN CONCRETE FOUND
P.O.B.	POINT OF BEGINNING
SW	SIDEWALK EASEMENT
SSE	SANITARY SEWER EASEMENT
UE	UTILITY EASEMENT
VAM	VISIBILITY AND MAINTENANCE EASEMENT
WME	WALL MAINTENANCE EASEMENT
ST	STREET NAME CHANGE
INST.	INSTRUMENT
DOC.	DOCUMENT
NO.	NUMBER
BEAR.	BEARING
LEN.	LENGTH
CHORD	CHORD
BEAR.	BEARING
CHORD	CHORD
D.R.D.C.T.	DEED RECORDS, DENTON COUNTY, TEXAS
O.R.D.C.T.	OFFICIAL RECORDS, DENTON COUNTY, TEXAS
P.R.C.C.T.	PLAT RECORD, DENTON COUNTY, TEXAS
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS



CALLED 60.914 ACRES
SC 174-380, LLC
INSTR. NO. 20190724000876240
O.P.R.C.C.T.

LINE TABLE

NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	N00°19'24"E	10.48'	L31	S00°00'00"E	6.13'
L2	N89°33'13"W	2.34'	L32	N00°00'00"E	7.90'
L3	S00°00'00"E	14.87'	L33	N90°00'00"W	10.00'
L4	N90°00'00"E	30.90'	L34	N00°00'00"E	5.06'
L5	N45°00'00"E	16.62'	L35	S00°00'00"E	10.00'
L6	N00°00'00"E	60.38'	L36	N90°00'00"E	2.50'
L7	N60°00'00"E	37.06'	L37	N00°00'00"E	2.50'
L8	N60°00'00"E	11.07'	L38	S90°00'00"E	5.00'
L9	N90°00'00"W	42.33'	L39	S00°00'00"W	2.50'
L10	N90°00'00"W	37.00'	L40	N90°00'00"E	13.23'
L11	N02°20'05"E	92.81'	L41	N90°00'00"W	2.50'
L12	N02°20'05"E	37.54'	L42	N00°00'00"E	5.00'
L13	S90°00'00"W	5.01'	L43	N90°00'00"E	2.50'
L14	N90°00'00"E	5.00'	L44	N90°00'00"W	2.50'
L15	N00°00'00"E	10.00'	L45	N00°00'00"E	5.00'
L16	S90°00'00"W	3.61'	L46	N90°00'00"E	2.50'
L17	N42°57'21"W	4.69'	L47	S88°28'45"E	114.92'
L18	S47°02'39"W	5.00'	L48	N90°00'00"E	5.73'
L19	S42°57'21"E	5.03'	L49	S45°00'00"E	12.39'
L20	S00°00'00"E	5.73'	L50	N90°00'00"E	7.88'
L21	N90°00'00"E	5.00'	L51	N71°41'05"E	12.46'
L22	N00°00'00"E	5.06'			
L23	N45°07'20"W	6.25'			
L24	N44°49'49"E	10.00'			
L25	N45°07'20"W	6.46'			
L26	N40°52'51"W	5.00'			
L27	N40°07'09"E	13.29'			
L28	N09°03'11"W	25.39'			
L29	N00°00'00"E	3.49'			
L30	N90°00'00"E	5.00'			

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	38°04'08"	30.00'	19.93'	N19°21'28"E	19.57'
C2	90°19'24"	30.00'	47.29'	N44°50'18"W	42.55'
C3	90°00'00"	54.00'	84.82'	S45°00'00"W	76.37'
C4	51°21'00"	30.00'	26.89'	N46°07'49"W	26.00'
C5	69°05'54"	30.00'	36.18'	S55°00'16"E	34.03'
C6	82°10'28"	28.96'	41.53'	N51°15'19"E	38.06'
C7	39°48'46"	30.77'	21.38'	N72°11'46"W	20.95'
C8	79°10'51"	30.55'	42.22'	S47°56'00"W	38.94'
C9	56°35'01"	30.00'	29.63'	N19°27'06"W	28.44'
C10	48°11'23"	30.00'	25.23'	S23°38'55"E	24.49'
C11	89°46'46"	30.00'	47.01'	N44°53'24"W	42.35'
C12	90°00'00"	30.00'	47.12'	S45°00'00"W	42.43'
C13	82°06'13"	30.00'	42.99'	S41°03'07"E	39.40'
C14	28°31'14"	54.00'	26.88'	S71°23'33"E	26.60'
C15	32°52'04"	30.00'	17.21'	N73°33'58"W	16.97'
C16	89°40'36"	30.00'	46.95'	S45°09'42"W	42.31'
C17	80°48'52"	30.00'	42.31'	S40°05'02"E	38.89'
C18	90°00'00"	30.00'	47.12'	S45°00'00"W	42.43'
C19	90°00'00"	30.00'	47.12'	N45°00'00"W	42.43'
C20	90°00'00"	30.00'	47.12'	N45°00'00"E	42.43'
C21	90°00'00"	30.00'	47.12'	S45°00'00"E	42.43'



**FINAL PLAT
PROSPER CENTER
BLOCK B, LOT 3**

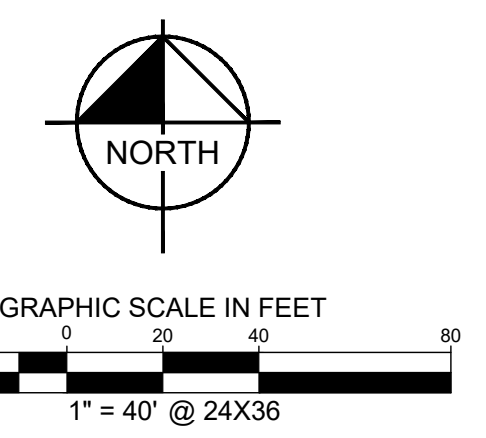
5.581 ACRES

COLLIN COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 147
TOWN OF PROSPER, COLLIN COUNTY, TEXAS
TOWN OF PROSPER CASE # D21-0132



Scale 1" = 40'	Drawn by SG	Checked by KHA	Date JULY 2022	Project No. 067252018	Sheet No. 1 OF 2
OWNER: CLC-Prosper 380 1, LLC 1901 N. Akard Street Dallas, Texas 75201 Ph: 214-533-2800 Contact: Tom Martin					
ENGINEER: Kimley-Horn and Associates, Inc. 6160 Warren Parkway, Suite 210 Frisco, Texas 75034 Ph: 972.335.3580 Contact: Carolyn Koch, P.E.					

CALLED 20.000 ACRES
MSW PROSPER 380, LP
INSTR. NO. 20131226001678930
O.P.R.C.C.T.



OWNER'S DEDICATION

STATE OF TEXAS §

COUNTY OF COLLIN §

WHEREAS, CLC-PROSPER 380 1, LLC, is the owner of a tract of land situated in the Collin County School Land Survey, Abstract No. 147, Town of Prosper, Collin County, Texas and being all of Lot 3, Block B of Prosper Center, Block B, Lots 2, 3 and 4, according to the Revised Conveyance Plat thereof recorded in Volume 2021, Page 613 of the Plat Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING at 5/8 inch iron rod with plastic cap stamped "KHA" set for the northeast corner of said Lot 3, common to the west end of the northerly terminus of Mahard Parkway, a variable width right-of-way, same being on a southerly line of a called 60.914 acre tract of land described in a deed to SC TW-380, LLC, as recorded in Instrument No. 20190724000876240 of the Official Public Records of Collin County, Texas;

THENCE South 00°26'47" West, departing said southerly line of said 60.914 acre tract, along an easterly line of said Lot 3 and the westerly right-of-way line of said Mahard Parkway, a distance of 219.61 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the northerly southeast corner of said Lot 3, common to the northeast corner of Lot 2, Block B of said Prosper Center, Block B, Lots 2, 3 and 4;

THENCE North 89°47'12" West, departing the westerly right-of-way line of said Mahard Parkway and along a southerly line of said Lot 3 and the northerly line of said Lot 2, a distance of 302.27 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for an ell corner of said Lot 3, common to the northwest corner of said Lot 2;

THENCE South 00°04'01" East, along an easterly line of said Lot 3 and the westerly line of said Lot 2, a distance of 389.07 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the southerly southeast corner of said Lot 3, common to the southwest corner of said Lot 2, same being on the northerly right-of-way line of Prairie Drive, a variable width right-of-way;

THENCE South 86°30'33" West, along the southerly line of said Lot 3 and the northerly right-of-way line of said Prairie Drive, a distance of 11.17 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE North 89°40'36" West, continuing along the southerly line of said Lot 3 and the northerly right-of-way line of said Prairie Drive, a distance of 190.38 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the left having a central angle of 5°33'55", a radius of 1145.00 feet, a chord bearing and distance of South 87°32'27" West, 111.17 feet;

THENCE in a southwesterly direction continuing along the southerly line of said Lot 3 and the northerly right-of-way line of said Prairie Drive, and with said curve to the left, an arc distance of 111.22 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set the southwest corner of said Lot 3, common to the southeast corner of Hills at Legacy, Phase 2, according to the Final Plat thereof recorded in Volume 2021, Page 617 of the Plat Records of Collin County, Texas;

THENCE North 05°14'31" West, departing the northerly right-of-way line of said Prairie Drive, along the westerly line of said Lot 3 and the easterly line of said Hills at Legacy, Phase 2, a distance of 25.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE North 14°46'04" East, continuing along the westerly line of said Lot 3 and the easterly line of said Hills at Legacy, Phase 2, a distance of 115.83 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE North 00°05'16" West, continuing along the westerly line of said Lot 3 and the easterly line of said Hills at Legacy, Phase 2, a distance of 478.36 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the northwest corner of said Lot 3, common to the northeast corner of said Hills at Legacy, Phase 2, same being on the southerly line of a called 78.483 acre tract of land described in a deed to Legacy and First LP, as recorded in Instrument No. 20200618000919920 of the Official Public Records of Collin County, Texas;

THENCE South 89°40'36" East, along the northerly line of said Lot 3, the southerly line of said 78.48 acre tract and aforesaid southerly line of said 60.914 acre tract, a distance of 589.62 feet to the **POINT OF BEGINNING** and containing 5.581 acres (243,123 square feet) of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT **CLC-PROSPER 380 1, LLC**, acting herein by and through its duly authorized officer, does hereby certify and adopt this plat designating the herein above described property as **PROSPER CENTER, BLOCK B, LOT 3**, an addition to the Town of Prosper, and does hereby dedicate to the public use forever, the streets and alleys shown thereon. **CLC-PROSPER 380 1, LLC**, does herein certify the following:

- The streets and alleys are dedicated for street and alley 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 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.
- 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.

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 _____, 2022.

BY: **CLC-PROSPER 380 1, LLC**, a Texas limited liability company

By: Cloudloft Management, LLC
its Manager

By: _____
Alex Leestock, President

STATE OF TEXAS §

COUNTY OF COLLIN §

Before me, the undersigned authority, on this day personally appeared Alex Leestock, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration expressed and in the capacity therein stated.

Given under my hand and seal of office on this the _____ day of _____, 2022.

Notary Public In And For The State Of Texas

Printed Name

DRAINAGE AND DETENTION EASEMENT

This plat is hereby adopted by the Owners and approved by the Town of Prosper (Called "Town") subject to the following conditions which shall be binding upon the Owners, their heirs, grantees, successors and assigns: The Portion of Lot 23, Block C, and Lot 24, Block C as shown on the plat are called "Drainage and Detention Easement". The Drainage and Detention Easement within the limits of this addition, will remain open at all times and will be maintained in a safe and sanitary condition by the owners of the lot or lots that are traversed by or adjacent to the Drainage and Detention Easement. The Town will not be responsible for the maintenance and operation of said Easement or for any damage to private property or person that results from conditions in the Easement, or for the control of erosion. No obstruction to the natural flow of storm water run-off shall be permitted by construction of any type of building, fence or any other structure within the Drainage and Detention Easement, as herein above defined, unless approved by the Town Engineer. Provided, however, it is understood that in the event it becomes necessary for the Town to erect or consider erecting any type of drainage structure in order to improve the storm drainage that may be occasioned by drainage in or adjacent to the subdivision, then in such event, the Town shall have the right to enter upon the Drainage and Detention Easement at any point, or points, to investigate, survey or to erect, construct and maintain any drainage facility deemed necessary for drainage purposes. Each property owner shall keep the Drainage and Detention Easement clean and free of debris, silt, and any substance which would result in unsanitary conditions or obstruct the flow of water, and the Town shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the property owner to alleviate any undesirable conditions which may occur. The natural drainage through the Drainage and Detention Easement is subject to storm water overflow and natural bank erosion to an extent which cannot be definitely defined. The Town shall not be held liable for any damages of any nature resulting from the occurrence of these natural phenomena, or resulting from the failure of any structure or structures, within the Easement.

ACCESS EASEMENT

The undersigned covenants and agrees that the access easement(s) may be utilized by any person of the general public for ingress and egress to other real property, and for the purpose of general public vehicular 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 time of the Town of Prosper, its agents, employees, workmen and representatives having ingress, egress, and regress in, along, upon, and across said premises.

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, fenced 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 cause such fire lanes and utility easements to be maintained free and unobstructed at all times for fire department and emergency use.

STREET EASEMENT

The area or areas shown on the plat as "Street Easement" are hereby given and granted to the Town of Prosper (Called "Town") its successors and assigns, as an easement to construct, reconstruct, operate, repair, re-build, replace, relocate, alter, remove and perpetually maintain street and highway facilities, together with all appurtenances and incidental improvements, in, upon and across certain real property owned by Grantor. Appurtenances and incidental improvements include, but are not limited to, curbs, gutters, inlets, aprons, traffic signs with or without attached flashing lights, guard rails, sidewalks, buried conduits, buried Town utilities, and underground franchise utilities. Street Easements shall remain accessible at all times and shall be maintained by the Owners of the lot or lots that are traversed by, or adjacent to the Street Easement. After doing any work in connection with the construction, operation or repair of the street and highway facilities, the Town shall restore the surface of the Street Easements as close to the condition in which it was found before such work was undertaken as is reasonably practicable, except for trees, shrubs and structures within the Street Easement that were removed as a result of such work.

VISIBILITY AND MAINTENANCE EASEMENT

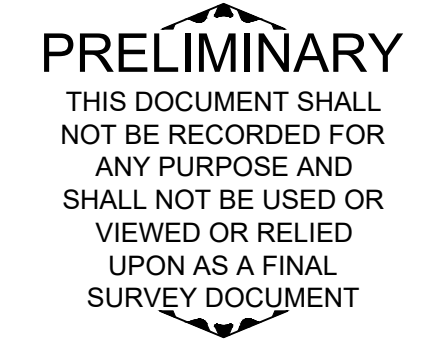
The area or areas shown on the plat as "VAM" (Visibility and Maintenance) Easement(s) are hereby given and granted to the Town of Prosper (Called "Town"), its successors and assigns, as an easement to provide visibility, right of access, and maintenance upon and across said VAM Easement. The Town shall have the right, but not the obligation, to maintain all landscaping within the VAM Easement. Should the Town exercise this maintenance right it shall be permitted to remove and dispose of any and all landscaping improve elements, including without limitation, any trees, shrubs, flowers, ground cover, structure, and/or fixtures. The Town in its sole discretion may withdraw maintenance of the VAM at any time. The ultimate maintenance responsibility for the VAM Easement shall rest with the property owner(s). No building, fence, shrub, tree, or other improvements or growths, which in any way endanger or interfere with the visibility, shall be constructed in, on, over, or across the VAM Easement. The Town shall also have the right, but not the obligation, to add any landscape improvements to the VAM Easement, to erect any traffic control devices or signs on the VAM Easement and to remove any obstruction thereon. The Town, its successor, assigns, or agents shall have the right and privilege at all times to enter upon the VAM Easement or any part thereof for the purposes and with all rights and privileges set forth herein.

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 owner 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.

KNOW ALL MEN BY THESE PRESENTS:

That I, Sylviana Gunawan, 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.



SYLVIANA GUNAWAN
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6461
6160 WARREN PARKWAY, SUITE 210
FRISCO, TEXAS 75034
PH. 972-335-3580
sylviana.gunawan@kimley-horn.com

STATE OF TEXAS §

COUNTY OF COLLIN §

Before me, the undersigned authority, on this day personally appeared Sylviana Gunawan, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration expressed and in the capacity therein stated.

GIVEN under my hand and seal of office on this the _____ day of _____, 2022.

Notary Public in and for The State of Texas

Printed Name

CERTIFICATE OF APPROVAL

Approved this _____ day of _____, 2022 by the Planning & Zoning Commission of the Town of Prosper, Texas.

Engineering Department

Town Secretary

Development Services Department

**FINAL PLAT
PROSPER CENTER
BLOCK B, LOT 3**

5.581 ACRES

COLLIN COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 147
TOWN OF PROSPER, COLLIN COUNTY, TEXAS
TOWN OF PROSPER CASE # D21-0132

Kimley»Horn

6160 Warren Parkway, Suite 210
Frisco, Texas 75034
Tel. No. (972) 335-3580
FIRM # 10193822

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	SG	KHA	JULY 2022	067252018	2 OF 2

OWNER:
CLC-Prosper 380 1, LLC
1901 N. Akard Street
Dallas, Texas 75201
Ph: 214-533-2800
Contact: Tom Martin

ENGINEER:
Kimley-Horn and Associates, Inc.
6160 Warren Parkway, Suite 210
Frisco, Texas 75034
Ph: 972.335.3580
Contact: Carolyn Koch, P.E.