

OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF COLLIN §

WHEREAS, 289 (PRESTON) & 380, L.P., 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 all of Block D, Lot 3, Gates of Prosper, Phase 2, Block B, Lot 2R and Block D, Lots 2 and 3, an addition to the Town of Prosper, Texas, according to the plat thereof recorded in Volume ____ Page ____, Plat Records, Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8-inch iron rod with red plastic cap stamped "KHA" set for the northwest corner of said Lot 3, same being on the westerly line of a called 125.928-acre tract of land described as Tract Six in a deed to 183 Land Corporation, recorded in County Clerk File No. 97-0005168, Deed Records, Collin County, Texas and in Instrument No. 20210407000704790, Official Public Records, Collin County, Texas, same also being on the westerly line of a 100' wide right-of-way to the Burlington Northern Santa Fe Railroad Company, recorded in Volume 121, Page 20, Deed Records, Collin County, Texas;

THENCE along the northerly line of said Lot 3 the following courses and distances:

North 89°24'18" East, a distance of 711.40 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner;

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

South 87°42'10" East, passing at a distance of 90.32 feet the south corner of the current westerly terminus of Lovers Lane (variable width public right-of-way)(Volume ____, Page ____, said Plat Records), and continuing along the same distance and along the common line of said Lot 3 and said Lovers Lane, for a total distance of 125.00 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for the northernmost northeast corner of said Lot 3, common to the north corner of a corner clip at the intersection of the southerly right-of-way line of said Lovers Lane and the westerly right-of-way line of ____ (60' wide public right-of-way)(Volume ____, Page ____, said Plat Records);

THENCE South 42°42'10" East, along said corner clip, a distance of 35.36 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for the south corner of said corner clip;

THENCE along the common line of said Lot 3 and said ____ the following courses and distances:

South 02°17'50" West, a distance of 61.48 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set at the beginning of a tangent curve to the right with a radius of 335.00 feet, a central angle of 35°54'33", and a chord bearing and distance of South 20°15'06" West, 206.54 feet;

In a southerly direction, with said tangent curve to the right, an arc distance of 209.95 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner;

South 37°34'27" West, a distance of 186.75 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set at the beginning of a tangent curve to the left with a radius of 813.00 feet, a central angle of 15°42'59", and a chord bearing and distance of South 29°42'57" West, 222.31 feet;

In a southerly direction, with said tangent curve to the left, an arc distance of 223.01 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner;

South 21°37'21" West, a distance of 187.58 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for the easternmost southeast corner of said Lot 3, common to the north corner of a corner clip at the intersection of the westerly right-of-way line of said ____ and the northerly right-of-way line of Richland Boulevard (variable width public right-of-way)(Volume ____, Page ____, said Plat Records);

THENCE South 65°07'59" West, along said corner clip, a distance of 36.26 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for the south corner of said corner clip, same being at the beginning of a non-tangent curve to the left with a radius of 894.00 feet, a central angle of 06°27'01", and a chord bearing and distance of North 75°22'58" West, 100.59 feet;

THENCE in a westerly direction, along the common line of said Lot 3 and said Richland Boulevard and with said non-tangent curve to the left, an arc distance of 100.65 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner;

THENCE North 78°36'29" West, continuing along said common line, a distance of 363.94 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for the north corner of the current westerly terminus of said Richland Boulevard, same being on the northerly line of Block B, Lot 2R, said Gates of Prosper, Phase 2, Block B, Lot 2R and Block B, Lots 2 and 3;

THENCE North 78°37'31" West, along the common line of said Lots 2R and 3, a distance of 295.26 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for the southwest corner of said Lot 3, common to the northwest corner of said Lot 2R, same being on the easterly line of the aforementioned 100' wide Burlington Northern Santa Fe Railroad Company right-of-way;

THENCE North 11°23'13" East, along the common line of said Lot 3 and said 100' wide Burlington Northern Santa Fe Railroad Company right-of-way, a distance of 675.09 feet to the POINT OF BEGINNING and containing 696,647 square feet or 15.993 acres of land, more or less.

Table with 3 columns: LINE TABLE, LINE TABLE, LINE TABLE. Each column has sub-columns for NO., BEARING, LENGTH. Contains 25 rows of survey data.

Table with 2 columns: CURVE TABLE, CURVE TABLE. Each column has sub-columns for NO., DELTA, RADIUS, LENGTH, CHORD BEARING, CHORD. Contains 25 rows of curve data.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT WHEREAS, 289 (PRESTON) & 380, L.P., 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 D, LOT 3, 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., 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 Prosper.
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.

BY: _____

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 stated.

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

Notary Public, State of Texas

BY: 183 Land Corporation

BY: _____

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 stated.

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

Notary Public, State of Texas

SURVEYOR'S CERTIFICATE

Know All Men By These Presents:

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__.

Michael B. Marx
Registered Professional Land Surveyor No. 5181
Kimley-Horn and Associates, Inc.
6160 Warren Pkwy., Suite 210
Frisco, Texas 75034
Phone 972-335-3580
Fax 972-335-3779

PRELIMINARY

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 §

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
____ Engineering Department
____ Development Services Department

FINAL PLAT
GATES OF PROSPER, PHASE 2
BLOCK D LOT 3
AN ADDITION TO THE TOWN OF PROSPER
PD-67
15.993 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

JANUARY - 2024
DEVAPP-23-0211

Kimley»Horn

6160 Warren Parkway, Suite 210
Frisco, Texas 75034
FIRM # 10193822
Tel. No. (972) 335-3580
Fax No. (972) 335-3779

Table with 6 columns: Scale, Drawn by, Checked by, Date, Project No., Sheet No. Values: N/A, JMH, KHA, 01/25/2024, 068109030, 2 OF 2

SURVEYOR:
Kimley-Horn and Associates, Inc.
6160 Warren Pkwy., Suite 210
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:
183 Land Corporation
1 Cowboys Way
Frisco, TX 75063
Contact: Tom Walker,
Assistant Treasurer