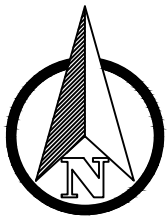


- LEGEND OF ABBREVIATIONS**
- D.R.D.C.T. DEED RECORDS, DENTON COUNTY, TEXAS
 - P.R.D.C.T. PLAT RECORDS, DENTON COUNTY, TEXAS
 - O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS
 - DOC.# DOCUMENT NUMBER
 - C.M. CONTROLLING MONUMENT
 - SQ. FT. SQUARE FEET
 - ROW RIGHT OF WAY
 - CRS CAPPED REBAR SET

- LEGEND OF LINETYPES**
- SUBJECT TRACT BOUNDARY
 - ADJOINING TRACT BOUNDARY
 - CENTER LINE
 - EASEMENT



SCALE: 1" = 200'

SURVEYOR'S NOTES:

- Bearings are based on the State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD '83), distances are surface with a combined scale factor of 1.00015271.
- No floodplain exists on the site, according to FEMA FIRM #48121C0270G and 48121C0410G, with an effective date of April 18, 2011, via scaled map location and graphic plotting only.
- This plat was prepared without the benefit of a commitment for title insurance provided by client. Surveyor has not abstracted the property, or performed an independent title search. Therefore, easements, agreements, dedications, or other encumbrances may exist that are not shown hereon. An ALTA/NSPS, Category 1A, or other type of land title survey is recommended prior to engaging in any activity for which knowledge of easements or encumbrances is needed.
- Monuments are found unless specifically designated as set.
- Elevations (if shown) are North American Vertical Datum of 1988 (NAVD '88).

PLAT NOTES

- 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.
- 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 interest thereon defined. No building permit shall be issued nor permanent public utility service provided until a Final Plat is approved and public improvements approved in accordance with the provisions of the Subdivision Ordinance of the Town of Prosper.
- No floodplain exists on the site.

OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF COLLIN §

WHEREAS JAIAJANJEYA REAL ESTATE SERVICES, LLC is the owner of a tract situated in the F. Wilkerson survey, abstract number 1411, the J. Morton survey, abstract number 793, and the L. Rue survey, abstract number 1110, Town of Prosper, Denton County, Texas, being the same tract described in the deed to JAIAJANJEYA REAL ESTATE SERVICES, LLC, recorded in document number 2022-120979, Official Public Records, Denton County, Texas, the subject tract being more particularly described as follows:

BEGINNING at a 1/2 inch rebar found in an asphalt road within Parvin Road, said point being the northeast corner of said JAIAJANJEYA tract and the herein described tract, from which a 60D nail found in asphalt bears NORTH 05 degrees EAST, 3.56 feet;

THENCE with the east line of said JAIAJANJEYA tract, SOUTH 00 degrees 32 minutes 37 seconds EAST, a distance of 2,726.32 feet to a 1/2 inch rebar found for the southeast corner thereof;

THENCE with the south line of said JAIAJANJEYA tract, SOUTH 89 degrees 30 minutes 07 seconds WEST, a distance of 1,527.35 feet to a 3/4 inch rebar with cap stamped, "BRAZOS ELECTRIC" found for the southeast corner of Lot 1, Block A, Brazos Electric Parvin Substation Addition, an addition in Denton County, Texas recorded in Document Number 2020-418, Plat Records, Denton County, Texas;

THENCE with the east line of said Lot 1, NORTH 01 degrees 32 minutes 58 seconds EAST, a distance of 650.00 feet to a 1/2 inch rebar with pink cap stamped, "BARTON CHAPA" set (hereinafter called "capped rebar set") for the northeast corner thereof;

THENCE with the north line of said Lot 1, SOUTH 89 degrees 30 minutes 07 seconds WEST, passing a 3/4 inch rebar with cap stamped, "BRAZOS ELECTRIC" found for the northwest corner of Lot 1 at a distance of 569.98 feet, continuing for a total distance of 600.09 feet to a capped rebar set in the west line of said JAIAJANJEYA tract;

THENCE with the west line of said JAIAJANJEYA tract, NORTH 01 degrees 32 minutes 29 seconds EAST, a distance of 574.13 feet to a 1/2 inch rebar found;

THENCE with the westernmost north line of said JAIAJANJEYA tract, NORTH 89 degrees 23 minutes 33 seconds EAST, a distance of 899.68 feet to a capped rebar set;

THENCE with the northernmost west line of said JAIAJANJEYA tract, NORTH 00 degrees 35 minutes 20 seconds WEST, a distance of 1,498.96 feet to a Mag nail found in asphalt within said Parvin Road;

THENCE with the north line of said JAIAJANJEYA tract, within said Parvin Road, NORTH 89 degrees 23 minutes 28 seconds EAST, a distance of 1,184.32 feet returning to the **POINT OF BEGINNING** and enclosing 91.001 acres (3,963,991 square feet, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

THAT JAIAJANJEYA REAL ESTATE SERVICES, LLC, does hereby certify and adopt this plat designating the herein above described property as **PARVIN 1385 ADDITION, BLOCK A, LOTS 1 & 2**, and does hereby dedicate to the public use forever, the streets and alleys shown thereon.

JAIAJANJEYA REAL ESTATE SERVICES, 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 to 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. Landscape easements are exclusive of any other type of easement.
- 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 the 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 _____, 20 _____.

JAIAJANJEYA REAL ESTATE SERVICES, LLC

By: _____

Authorized Representative, Srinivas Maram

STATE OF TEXAS §

COUNTY OF _____ §

BEFORE ME, the undersigned authority, 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 she executed the same for the purposes and consideration therein expressed.

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

Notary Public in and for the State of Texas

Known All Men By These Presents:

That I, John H. Barton III, 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 Regulation of the Town of Prosper, Texas.

Dated this the _____ day of _____, 20 _____.

PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED, VIEWED, OR RELIED UPON AS A FINAL SURVEY DOCUMENT. RELEASED FOR INTERIM REVIEW April 28,

John H. Barton, RPLS #6737

STATE OF TEXAS §

COUNTY OF _____ §

BEFORE ME, the undersigned authority, 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 she executed the same for the purposes and consideration therein expressed.

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

Notary Public in and for the 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

CASE# DEVAPP-25-0040

**CONVEYANCE PLAT
PARVIN 1385 ADDITION
BLOCK A, LOTS 1 AND 2**

91.001 ACRES SITUATED IN THE
F. WILKERSON SURVEY, ABSTRACT #1411,
THE J. MORTON SURVEY, ABSTRACT #793,
AND THE L. RUE SURVEY, ABSTRACT #1110
TOWN OF PROSPER, DENTON COUNTY, TEXAS

PREPARED 04/01/2025 (REVISION DATES SHOWN IN TABLE OF REVISIONS)

SURVEYOR



**BARTON CHAPA
SURVEYING**

3601 NE Loop 820, Ste. 108
Fort Worth, TX 76137
Phone: 817-864-1957
info@bcsdfw.com
TBPLS Firm #10194474

OWNER/DEVELOPER
JAIAJANJEYA REAL ESTATE
SERVICES, LLC

ATTN: SRINIVAS MARAM
8794 MARKHAM DRIVE
FRISCO, TX 75035
SRINIVAS.MARAM@GMAIL.COM
469.939.5405

JOB NO. 2025-900-416

TABLE OF REVISIONS

| DATE | SUMMARY |
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**PARVIN 1385
ADDITION**

2025

PROSPER, TEXAS

SHEET NO.

1 OF 1