

- GENERAL PLAT NOTES**
- 1.) The purpose of this revised conveyance plat is to create four (4) lots from a lot created by a conveyance plat of record, and to dedicate easements.
 - 2.) FLOOD STATEMENT: This property is located within **Non-Shaded Zone "X"** as scaled from the F.E.M.A. Flood Insurance Rate Map dated June 2, 2009 and is located in Community Number 480141, as shown on Map Number 48085C0235J. No 100-year floodplain exists on the site.
 - 3.) The bearings and grid coordinates shown on this plat are based on GPS observations utilizing the AllTerra RTK Network, North American Datum of 1983 (Adjustment Realization 2011) Texas North Central Zone 4202.
 - 4.) Selling a portion of this addition by metes and bounds is a violation of City Ordinance and State Law, and is subject to fines and/or withholding of utilities and building permits.
 - 5.) 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.
 - 6.) All interior property corners are marked with a 1/2" iron rod with a green plastic cap stamped "EAGLE SURVEYING" unless otherwise noted.

SURVEYOR
Eagle Surveying, LLC
Contact: David Jett
222 S. Elm Street, Suite: 200
Denton, TX 76201
(940) 222-3009

ENGINEER
Thomas Site Development
Engineering, Inc.
Contact: Matthew Thomas
P.O. Box 1261
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(214) 680-2728

OWNER
4th India Plaza, LLC
Contact: Anand K. Parbari
8450 Angels Drive
Plano, TX 75024
(469) 982-2587

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LEGEND	
PG	= PAGE
VOL	= VOLUME
IRF	= IRON ROD FOUND
CIRS	= CAPPED IRON ROD SET
CIRF	= CAPPED IRON ROD FOUND
POB	= POINT OF BEGINNING
SQ. FT.	= SQUARE FEET
DOC. NO.	= DOCUMENT NUMBER
P.R.C.C.T.	= PLAT RECORDS, COLLIN COUNTY, TEXAS
O.P.R.C.C.T.	= OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
ITALICIZED TEXT	= EASEMENT ANNOTATION / DEDICATION TEXT

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 89°32'37" E	42.04'
L2	S 00°26'48" E	37.99'
L3	S 89°30'52" W	62.05'
L4	S 86°40'14" E	56.11'
L5	S 00°26'48" E	24.01'
L6	S 00°26'04" E	23.95'
L7	S 39°07'34" E	81.57'
L8	N 00°26'04" W	20.00'
L9	N 89°33'56" E	5.00'
L10	S 00°26'04" E	20.00'
L11	S 89°33'56" W	5.00'
L12	S 89°33'56" W	62.05'

DEVAPP-25-0034
REVISED CONVEYANCE PLAT
PROSPER COMMONS
BLOCK B, LOTS 1, 13, 14 & 15
9.281 ACRES
BEING A PORTION OF LOT 1, BLOCK B, PROSPER COMMONS, BLOCK B,
LOT 1 AND LOTS 3-10, RECORDED IN VOLUME 2018, PAGE 922, P.R.C.C.T.,
SITUATED IN THE HARRISON JAMISON SURVEY, ABSTRACT NUMBER 480
AN ADDITION TO THE TOWN OF PROSPER, COLLIN COUNTY, TEXAS
PREPARED ON: 05-07-2025

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS, **4TH INDIAN PLAZA, LLC**, is the owner of a 9.281 acre tract of land out of the Harrison Jamison Survey, Abstract No. 480, situated in the Town of Prosper, Collin County, Texas, being a portion of Lot 1, Block B, of Prosper Commons, Block B, Lot 1 and Lots 3-10, a subdivision of record in Volume 2018, Page 922 of the Plat Records of Collin County, Texas, and conveyed to 4th Indian Plaza, LLC by Special Warranty Deed with Vendor's Lien of record in Document Number 202200080315 of the Official Public Records of Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod found with a red plastic cap stamped "KHA" found in the South line of Richland Boulevard (right-of-way width varies), being the Northwest corner of Lot 10, Block B of said Prosper Commons, Block B, Lot 1 and Lots 3-10 and the Northeast corner of said Lot 1;

THENCE, S00°17'19"E, departing the South right-of-way line of Richland Boulevard, along the West line of said Lot 10 and Lot 9, Block B of Prosper Commons, Block B, Lot 9, a subdivision of record in Volume 2019, Page 709 of said Plat Records, being the common East line of said Lot 1, a distance of 452.44 feet to an "X" cut found in the North line of Lot 8, Block B of Prosper Commons, Block B, Lots 8, 11 and 12, a subdivision of record in Volume 2020, Page 126 of said Plat Records, being the Southwest corner of said Lot 9 and the most Easterly Southeast corner of said Lot 1;

THENCE, S89°33'56"W, along the North line of said Lot 8 and Lots 11 and 12 in Block B of said Prosper Commons, Block B, Lots 8, 11 and 12, being the common South line of said Lot 1, a distance of 549.15 feet to a 5/8 inch iron rod with a red plastic cap stamped "KHA" found for the Northwest corner of said Lot 12;

THENCE, S00°26'04"E, along the West line of said Lot 12 and Lot 4, Block B of said Prosper Commons, Block B, Lot 1 and Lots 3-10, being the common East line of said Lot 1, a distance of 456.54 feet to an "X" cut found for the most Westerly Southwest corner of said Lot 4;

THENCE, along the West line of said Lot 4, being the common East line of said Lot 1, the following two (2) courses and distances:

- N89°32'37"E, a distance of 42.04 feet to a 5/8 inch iron rod with a red plastic cap stamped "KHA" found;
- S00°26'48"E, a distance of 37.99 feet to a 1/2 inch iron rod with a green plastic cap stamped "EAGLE SURVEYING" set in the North right-of-way line of University Drive (U.S. Highway 380), being the Northeast corner of a called 0.0341 acre tract of land conveyed to the State of Texas by deed of record in Document Number 2024000084001 of said Official Public Records, from which a 5/8 inch iron rod with a red plastic cap stamped "KHA" found bears S00°26'48"E, a distance of 24.01 feet;

THENCE, S89°30'52"W, along the North right-of-way line of University Drive and the common North line of said 0.0341 acre tract, a distance of 62.05 feet to a 1/2 inch iron rod with a green plastic cap stamped "EAGLE SURVEYING" set in the East line Lot 3, Block B of Prosper Commons, Block B, Lot 3, a subdivision of record in Volume 2020, Page 437 of said Plat Records, being the Northwest corner of said 0.0341 acre tract, from which a 5/8 inch iron rod with a red plastic cap stamped "KHA" found bears S00°26'04"E, a distance of 23.95 feet;

THENCE, N00°26'04"W, departing the North right-of-way line of University Drive, along the East line of said Lot 3, being the common West line of said Lot 1, a distance of 303.36 feet to an "X" cut found for the Northeast corner of said Lot 3;

THENCE, S89°33'56"W, along the North line of said Lot 3 and Lot 2, Block B of Prosper Commons, Block B, Lot 2, a subdivision of record in Volume 2020, Page 423 of said Plat Records, being the common South line of said Lot 1, a distance of 375.32 feet to a 5/8 inch iron rod with a red plastic cap stamped "KHA" found in the West line of Lot 4R, Block A of Prosper Commons Addition, Block A, Lot 4R, a subdivision of record in Volume 2014, Page 576 of said Plat Records, being the Northwest corner of said Lot 2, also being the most Westerly Southwest corner of said Lot 1;

THENCE, N00°29'57"W, along the East line of said Lot 4R, being the common West line of said Lot 1, a distance of 260.72 feet to an "X" cut found in the Southwest line of a called 1.701 acre tract of land conveyed to the City of Irving, Texas by deed of record in Volume 5168, Page 2935 of the Official Public Records of Collin County, Texas, being the most Westerly Northwest corner of said Lot 1;

THENCE, S39°08'03"E, along the Southwest line of said 1.701 acre tract and the common irregular Northwest line of said Lot 1, a distance of 91.24 feet to a 5/8 inch iron rod found at the South corner of said 1.701 acre tract

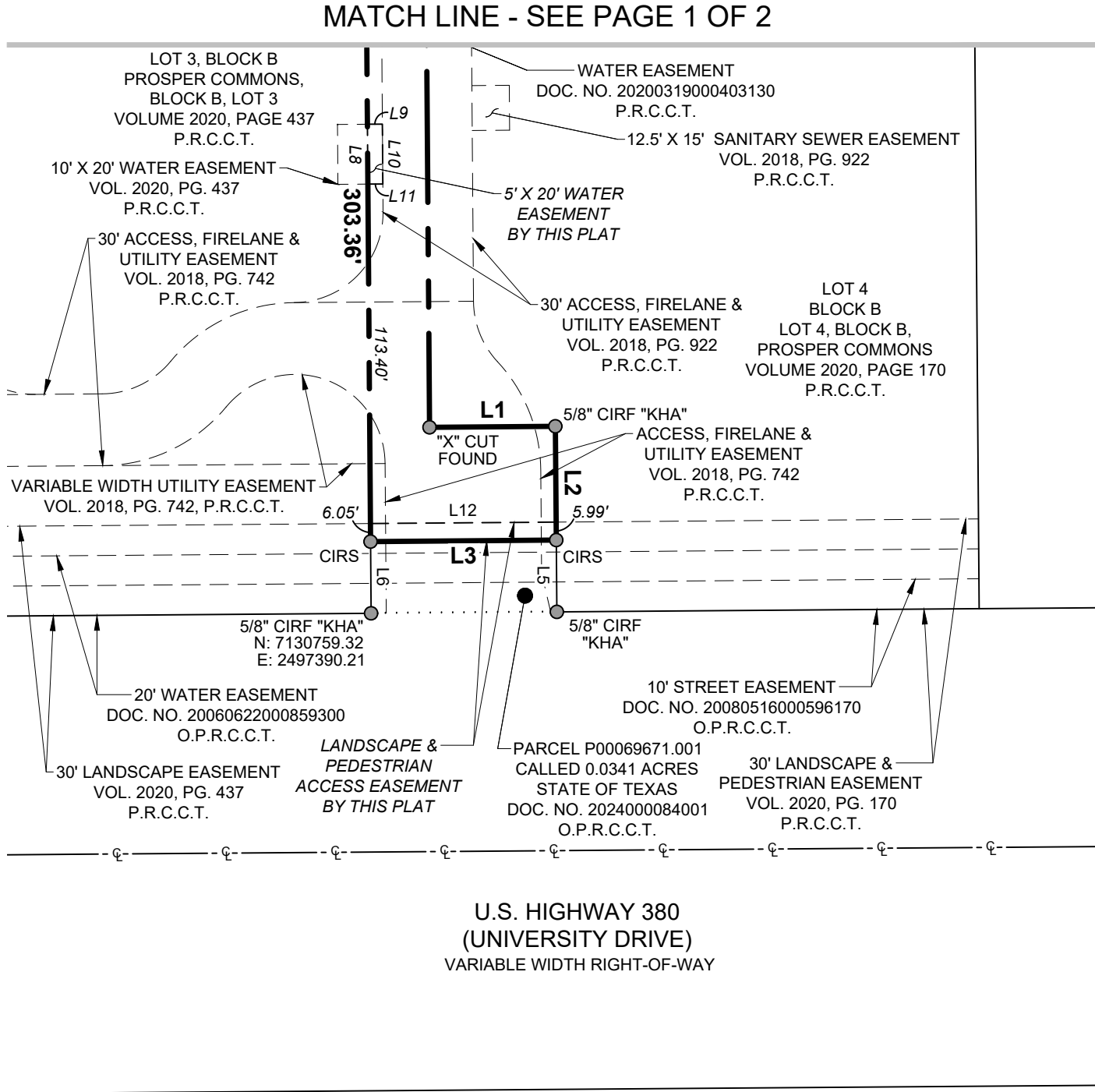
THENCE, N50°51'57"E, along the Southeast line of said 1.701 acre tract and the common irregular Northwest line of said Lot 1, a distance of 380.00 feet to a 1/2 inch iron rod with a plastic cap stamped "DAA" found for the East corner of said 1.701 acre tract;

THENCE, N39°08'03"W, along the Northeast line of said 1.701 acre tract and the common irregular Northwest line of said Lot 1, a distance of 195.00 feet to a 1/2 inch iron rod with a plastic cap stamped "DAA" found in the Southeast line of Lot 5, Block A of Prosper Commons, Lots 2 and 5, Block A, a subdivision of record in Volume 2018, Page 47 of said Plat Records, being the North corner of said 1.701 acre tract;

THENCE, N50°51'57"E, along the Southeast line of said Lot 5, being the common irregular Northwest line of said Lot 1, a distance of 108.02 feet to a 1/2 inch iron rod with an illegible plastic cap found in the South right-of-way line of Richland Boulevard, being the Northeast corner of said Lot 5, also being the most Northerly Northwest corner of said Lot 1;

THENCE, along the South right-of-way line of Richland Boulevard, being the common North line of said Lot 1, the following two (2) courses and distances:

- N89°30'53"E, a distance of 573.94 feet to a 1/2 inch iron rod found;
- S86°40'14"E, a distance of 56.11 feet to the **POINT OF BEGINNING**, containing an area of 9.281 acres (404,276 square feet) of land, more or less.



OWNER'S DEDICATION

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, **4TH INDIAN PLAZA, LLC**, acting herein by and through it's duly authorized officer, does hereby adopt this plat, designating herein described property as **PROSPER COMMONS, BLOCK B, LOTS 1, 13, 14 AND 15**, an addition to the Town of Prosper, and does hereby dedicate to the public use forever, the streets and alleys shown hereon, **4TH INDIAN PLAZA, 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 area, 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 in 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 user 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 tight to remove and keep removed all or part 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 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 _____ day of _____, 20____.

BY:

Signature

Printed Name and Title

STATE OF _____ §
COUNTY OF _____ §

BEFORE ME, the undersigned, a Notary Public in and for the State of _____, on this day personally appeared _____ of **4TH INDIAN PLAZA, LLC**, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this _____ day of _____, 2025.

Notary Public, State of _____

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 food 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.

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.

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 Block __, as shown on the plat is called "Drainage and Floodway Easement" and is the natural drainage channel across each lot. The existing creek or creeks traversing along the Drainage and Floodway Easement within the limits of this addition, will remain as an open channel at all times and will be maintained by the owners of the lot or lots that are traversed by or adjacent to the drainage courses in the Drainage and Floodway Easement. The Town will not be responsible for the maintenance and operation or said creek or creeks or for any damage to private property or person that results for the flow of water along said creek, of 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 Floodway Easement or the natural drainage channels, as herein above defined. Provided 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 streets and alleys in or adjacent to the subdivision, then in such event, the Town shall have the right to enter upon the Drainage and Floodway 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 natural drainage channels traversing or adjacent to his property 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 Floodway Easement, as in the case of all natural channels, are 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 natural drainage channels. Building areas outside the Drainage and Floodway Easement line shall be filled to a minimum elevation as shown on the plat. The minimum floor elevation for each lot shall be as shown on the plat.

CERTIFICATE OF SURVEYOR

STATE OF TEXAS §
COUNTY OF DENTON §

KNOW ALL MEN BY THESE PRESENTS:

That I, MATTHEW RAABE, Registered Professional Land Surveyor, do hereby certify that I prepared this plat and the field notes made a part thereof from and actual and accurate survey of the land and that the corner monuments shown thereon were properly place under my personal supervision, in accordance with the Subdivision Regulations of the Town of Prosper, Texas.

Dated this _____ day of _____, 2025.

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

Matthew Raabe, R.P.L.S. # 6402

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, the undersigned authority, on this day personally appeared **Matthew Raabe**, 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 THE OFFICE this _____ day of _____, 2025.

Notary Public in and for the State of Texas

CERTIFICATE OF APPROVAL

APPROVED on this _____ day of _____, 20__, by the Planning & Zoning Commission of the Town of Prosper, Texas.

Town Secretary

Engineering Department

Development Services Department

DEVAPP-25-0034

REVISED CONVEYANCE PLAT
PROSPER COMMONS
BLOCK B, LOTS 1, 13, 14 & 15
9.281 ACRES

BEING A PORTION OF LOT 1, BLOCK B, PROSPER COMMONS, BLOCK B, LOT 1 AND LOTS 3-10, RECORDED IN VOLUME 2018, PAGE 922, P.R.C.C.T., SITUATED IN THE HARRISON JAMISON SURVEY, ABSTRACT NUMBER 480 AN ADDITION TO THE TOWN OF PROSPER, COLLIN COUNTY, TEXAS
PREPARED ON: 05-07-2025

JOB NUMBER 2208.068-04		Eagle Surveying, LLC 222 South Elm Street Suite: 200 Denton, TX 76201 940.222.3009 www.eaglesurveying.com TX Firm # 10194177
DATE 04/23/2025		
REVISION --/--/----		
DRAWN BY DJJ		

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