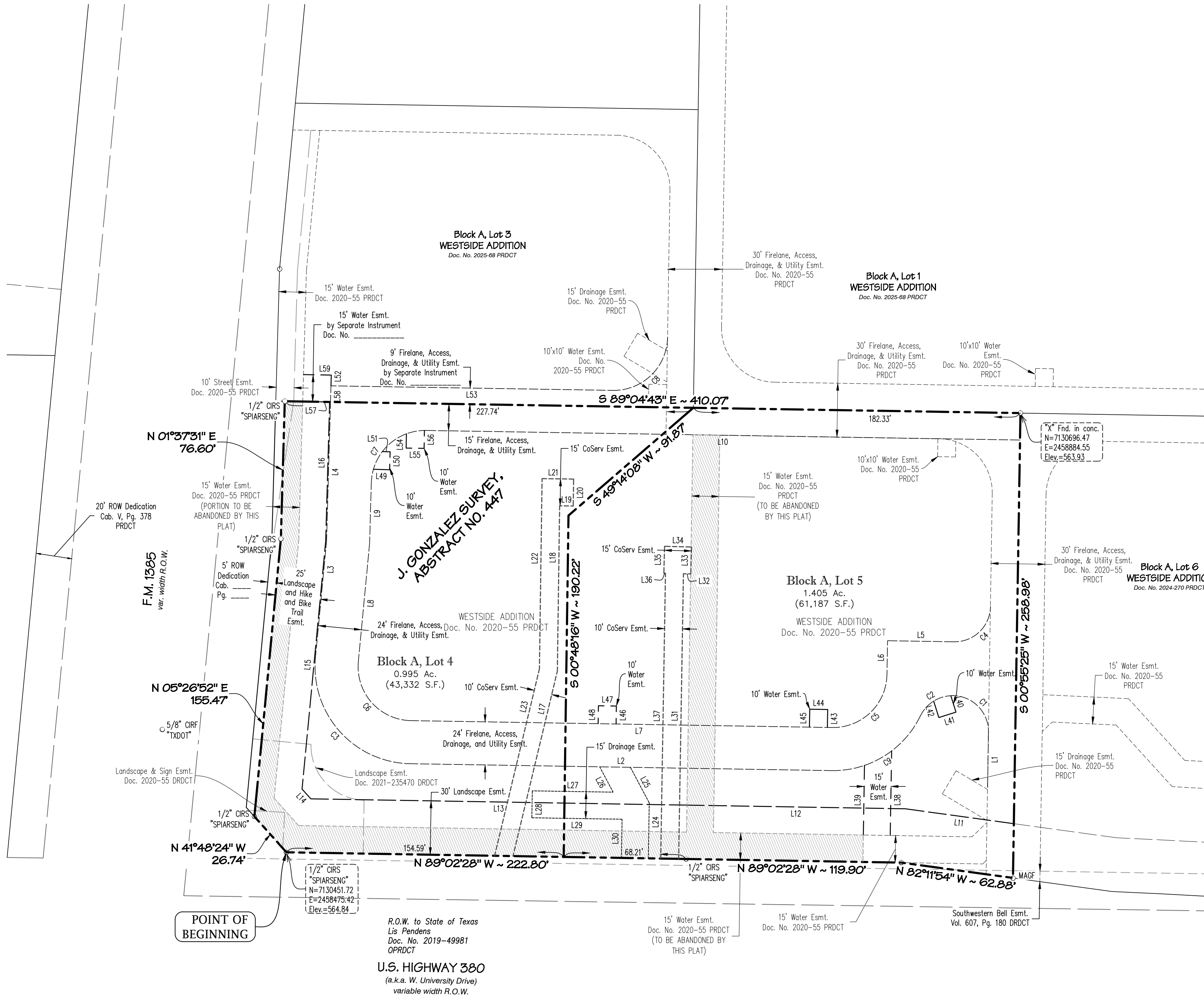


1 inch = 40 ft.

Basis of bearing: State Plane  
Coordinate System, Texas  
Central Zone 4202, North American  
Datum of 1983. Adjustment  
Realization 2011.

LEGEND	
○	1/2" IRON ROD W/ PLASTIC CAP STAMPED "SPARSING" SET, UNLESS OTHERWISE NOTED.
IRF	IRON ROD FOUND
CRF	CAPPED IRON ROD FOUND
CRS	CAPPED IRON ROD SET
CM	CONTROL MONUMENT
XF	STAMPED "X" FOUND



#### PURPOSE STATEMENT

The purpose of this Final Plat is to dedicate easements necessary for the development of Lots 4 and 5.

#### NOTES:

1. Basis of bearing: Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983. Adjustment Realization 2011.
2. 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 withholding of utilities and building permits.
3. No floodplain exists on the site.
4. Landscape easements along FM 1385 and Hwy 380 are exclusive (with the exception of easements reflected on this plat as approved by the Town).

#### FIRE LANE EASEMENT

The undersigned covenants and agrees that he (they) shall construct upon the fire lane easements, as dedicated and shown herein, 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, fences, 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 or the general public for ingress and egress to other real property, and for the purpose of general public vehicular and pedestrian 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 times of the Town of Prosper, its agents, employees, workmen, and representatives having ingress, egress, and regress in, along, upon, and across said premises.

#### 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 owners 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.

#### TOWN APPROVAL

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025, by the Planning & Zoning Commission of the Town of Prosper, Texas.

Town Secretary

Engineering Department

Development Services Department

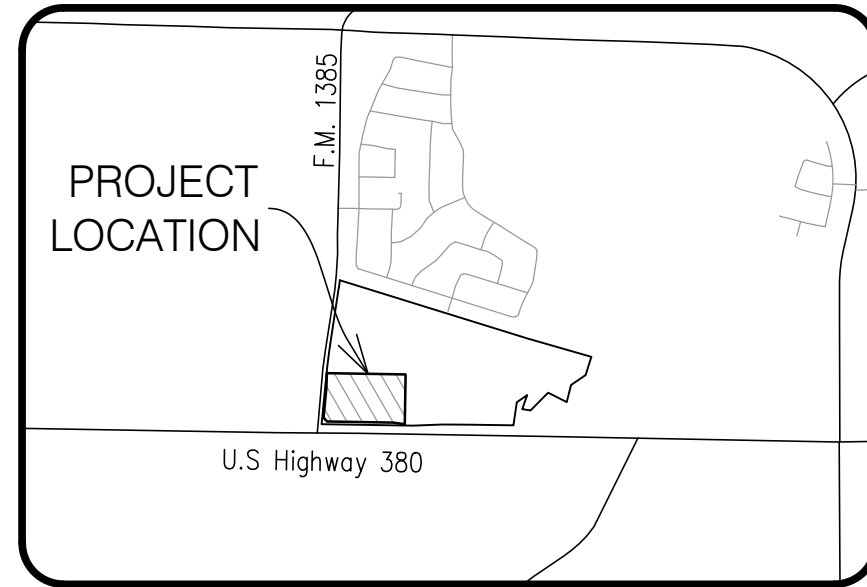
OWNER / APPLICANT  
Roundrock 520, LLC  
405 TX-121, Suite C-140  
Lewisville, TX 75067  
Telephone (469) 208-1872  
Contact: Zeenat Ladiwalla

ENGINEER / SURVEYOR  
Spiars Engineering, Inc.  
501 W President George Bush Hwy, Suite 200  
Richardson, TX 75080  
Telephone: (972) 422-0077  
TBPELS No. F-2121 and No. F-10043100  
Contact: Karis Smith

DEVAPP-24-0175  
FINAL PLAT

## WESTSIDE ADDITION

BLOCK A, LOTS 4 AND 5  
SITUATED IN THE J. GONZALES SURVEY, ABSTRACT NO. 447  
IN THE TOWN OF PROSPER, DENTON COUNTY, TEXAS  
104,519 Sq. Ft./2.400 Acres  
Current Zoning: PD-94  
Prepared December 2025  
Page 1 of 2



LOCATION MAP  
1" = 2000'

Line Table		
Line #	Bearing	Distance
L1	S00°56'27"W	30.80'
L2	S89°03'43"E	234.80'
L3	S05°26'52"W	65.21'
L4	S01°37'28"W	77.50'
L5	S89°03'41"E	37.06'
L6	N00°59'26"E	18.89'
L7	S89°03'43"E	234.80'
L8	S05°26'52"W	66.01'
L9	S01°37'28"W	33.96'
L10	N89°04'33"W	331.12'
L11	N82°11'54"W	61.06'
L12	N89°02'28"W	121.69'
L13	N89°02'28"W	209.68'
L14	N41°48'24"W	7.31'
L15	N05°26'52"E	138.56'
L16	N01°37'31"E	77.74'
L17	N13°29'32"E	105.97'
L18	N00°47'50"E	92.10'
L19	S89°04'00"E	7.55'
L20	N00°56'00"E	15.00'

Line Table		
Line #	Bearing	Distance
L21	N89°04'00"W	17.58'
L22	S00°47'50"W	106.01'
L23	S13°29'32"W	107.08'
L24	S00°57'32"W	30.87'
L25	S27°53'44"E	22.46'
L26	N27°53'44"W	15.98'
L27	S89°03'58"E	45.04'
L28	N00°56'02"E	15.00'
L29	N89°03'58"W	50.29'
L30	N00°57'32"E	21.54'
L31	N00°57'32"E	158.87'
L32	S88°30'55"E	4.11'
L33	N01°29'05"E	15.00'
L34	N88°30'55"W	15.00'
L35	S01°29'05"W	15.00'
L36	S88°30'55"E	0.89'
L37	S00°57'32"W	158.96'
L38	N00°57'32"E	47.09'
L39	N00°55'53"E	38.76'
L40	S17°23'06"E	9.58'

Line Table		
Line #	Bearing	Distance
L41	S72°36'54"W	10.00'
L42	N17°23'06"W	9.58'
L43	N00°56'17"E	10.00'
L44	N89°03'43"W	10.00'
L45	S00°56'17"W	10.00'
L46	S00°56'17"W	10.00'
L47	S89°03'43"E	10.00'
L48	N00°56'17"E	10.00'
L49	N88°22'32"W	9.04'
L50	S01°37'28"W	10.00'
L51	S88°22'32"E	4.34'
L52	S01°37'31"W	6.00'
L53	N89°04'33"W	157.13'
L54	S00°55'27"W	7.96'
L55	S89°04'34"E	10.00'
L56	N00°54'31"E	9.99'
L57	S89°04'33"E	15.31'
L58	S01°37'28"W	9.00'
L59	S89°04'33"E	15.50'

Boundary Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
C1	31.42'	20.00'	90°00'08"	S44°03'37"E	28.28'
C2	22.73'	20.00'	65°06'55"	N58°22'52"E	21.53'
C3	89.07'	54.00'	94°30'36"	S41°48'26"E	79.31'
C4	31.44'	20.00'	90°04'57"	N45°53'50"E	28.30'
C5	47.10'	30.00'	89°56'51"	N45°57'51"E	42.41'
C6	49.49'	30.00'	94°30'36"	S41°48'26"E	44.06'
C7	46.76'	30.00'	89°17'59"	S46°16'27"W	42.17'
C8	47.12'	30.00'	90°00'00"	S45°55'27"W	42.43'
C9	61.37'	54.00'	65°06'52"	N58°22'51"E	58.12'

OWNER'S CERTIFICATE  
STATE OF TEXAS     §  
COUNTY OF DENTON     §

METES AND BOUNDS DESCRIPTION

BEING a tract of land situated in the J. Gonzalez Survey, Abstract No. 447, Town of Prosper, Denton County, Texas, being all/part of a tract conveyed to Roundrock 520, LLC, by deed recorded in 2024--106981 of the Official Records of Denton County, Texas, with the subject tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod with plastic cap stamped "SPIARSENG" set at the southwestern corner of said Lot 4 and lying in the right-of-way line of U.S. Highway 380 (variable width right-of-way);

THENCE N 41°48'24" W, 26.74 feet to a 1/2" capped iron rod stamped "SPIARSENG" set at the southwestern corner of Lot 4 and lying in the right-of-way line of F.M. 1385 (variable width right-of-way);

THENCE N 05°26'52" E, 155.47 feet to a 1/2" capped iron rod stamped "SPIARSENG" set lying in the right-of-way line of F.M. 1385 (variable width right-of-way);

THENCE N 01°37'31" E, 76.60 feet to a 1/2" capped iron rod stamped "SPIARSENG" set at the northwestern corner of said Lot 4 and lying in the right-of-way line of F.M. 1385 (variable width right-of-way);

THENCE S 89°04'43" E, 410.07 feet to a 1/2" capped iron rod stamped "SPIARSENG" set at the northeastern corner of said Lot 5 and a common northwestern corner of Lot 6;

THENCE S 00°55'25" W, 258.98 feet to a mag found at the southeastern corner of Lot 5 and a common southwestern corner of Lot 6;

THENCE N 82°11'54" W, 62.88 feet;

THENCE N 89°02'28" W, 119.90 feet to a 1/2" capped iron rod stamped "SPIARSENG" set;

THENCE N 89°02'28" W, 222.80 feet to the POINT OF BEGINNING with the subject tract containing 104,519 square feet or 2.400 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT **ROUNDROCK 520, LLC**, acting herein by and through its duly authorized officer, does hereby certify and adopt this plat designating the herein above described property as **WESTSIDE ADDITION, BLOCK A, LOTS 4 AND 5**, an addition to the Town of Prosper, Texas, and does hereby dedicate, to the public use forever, the streets and alleys shown thereon.

ROUNDROCK 520, LLC, does herein certify the following:

1. The streets and alleys are dedicated for street 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 utility entities 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 said 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.

Witness our hands this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

ROUNDROCK 520, LLC

By: \_\_\_\_\_  
Signature

\_\_\_\_\_  
Name, Title

STATE OF TEXAS     §  
COUNTY OF DENTON     §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Zeenat Ladiwalla, 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 \_\_\_\_\_, 2025.

\_\_\_\_\_  
Notary Public, State of Texas

SURVEYOR'S CERTIFICATE

That I, Darren Brown, of Spiars Engineering, Inc., 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 \_\_\_\_\_, 2025.

PRELIMINARY, THIS DOCUMENT  
SHALL NOT BE RECORDED  
FOR ANY PURPOSE  
\_\_\_\_\_  
DARREN BROWN, R.P.L.S. NO. 5252



STATE OF TEXAS     §  
COUNTY OF DENTON     §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared DARREN BROWN, 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 \_\_\_\_\_, 2025.

\_\_\_\_\_  
Notary Public, State of Texas

TOWN APPROVAL

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025, by  
the Planning & Zoning Commission of the Town of Prosper, Texas.

\_\_\_\_\_  
Town Secretary

\_\_\_\_\_  
Engineering Department

\_\_\_\_\_  
Development Services Department

DEVAPP-24-0175  
FINAL PLAT

WESTSIDE ADDITION

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OWNER / APPLICANT  
Roundrock 520, LLC  
405 TX-121, Suite C-140  
Lewisville, TX 75067  
Telephone (469) 208-1872  
Contact: Zeenat Ladiwalla

ENGINEER / SURVEYOR  
Spiars Engineering, Inc.  
501 W President George Bush Hwy, Suite 200  
Richardson, TX 75080  
Telephone: (972) 422-0077  
TBPELS No. F-2121 and No. F-10043100  
Contact: Karis Smith