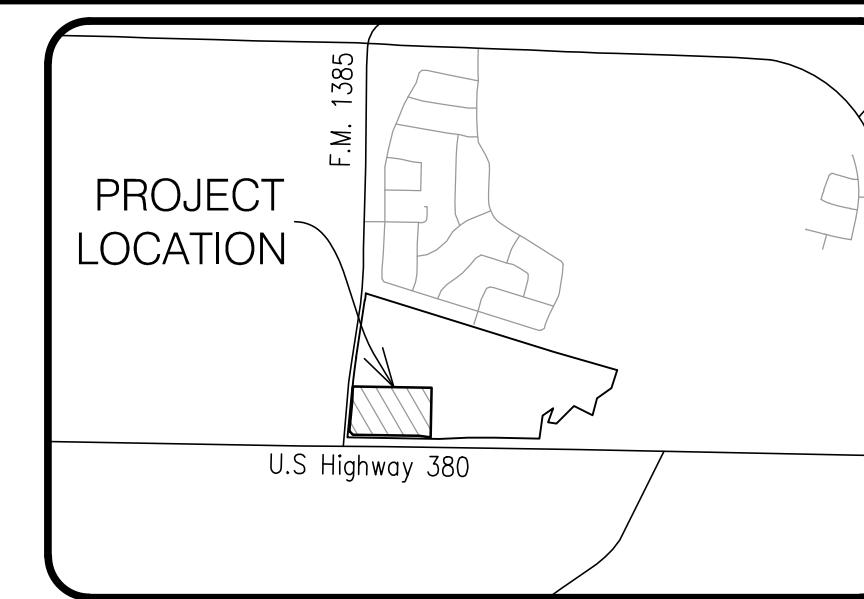


40 0 20 40 80
1 inch = 40 ft.

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

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



LOCATION MAP
1" = 2000'

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 at a 1/2" iron rod with plastic cap stamped "SPIARSEG" 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, 33.55 feet to a 1/2" capped iron rod stamped "SPIARSEG" 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, 150.68 feet to a 1/2" capped iron rod stamped "SPIARSEG" set lying in the right-of-way line of F.M. 1385 (variable width right-of-way);

THENCE N 01°37'31" E, 76.37 feet to a 1/2" capped iron rod stamped "SPIARSEG" 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, 415.07 feet to a 1/2" capped iron rod stamped "SPIARSEG" 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, 342.70 feet to the POINT OF BEGINNING with the subject tract containing 105,666 square feet or 2.426 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 shall have the right to remove 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 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, monitoring, 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 Zeanat 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



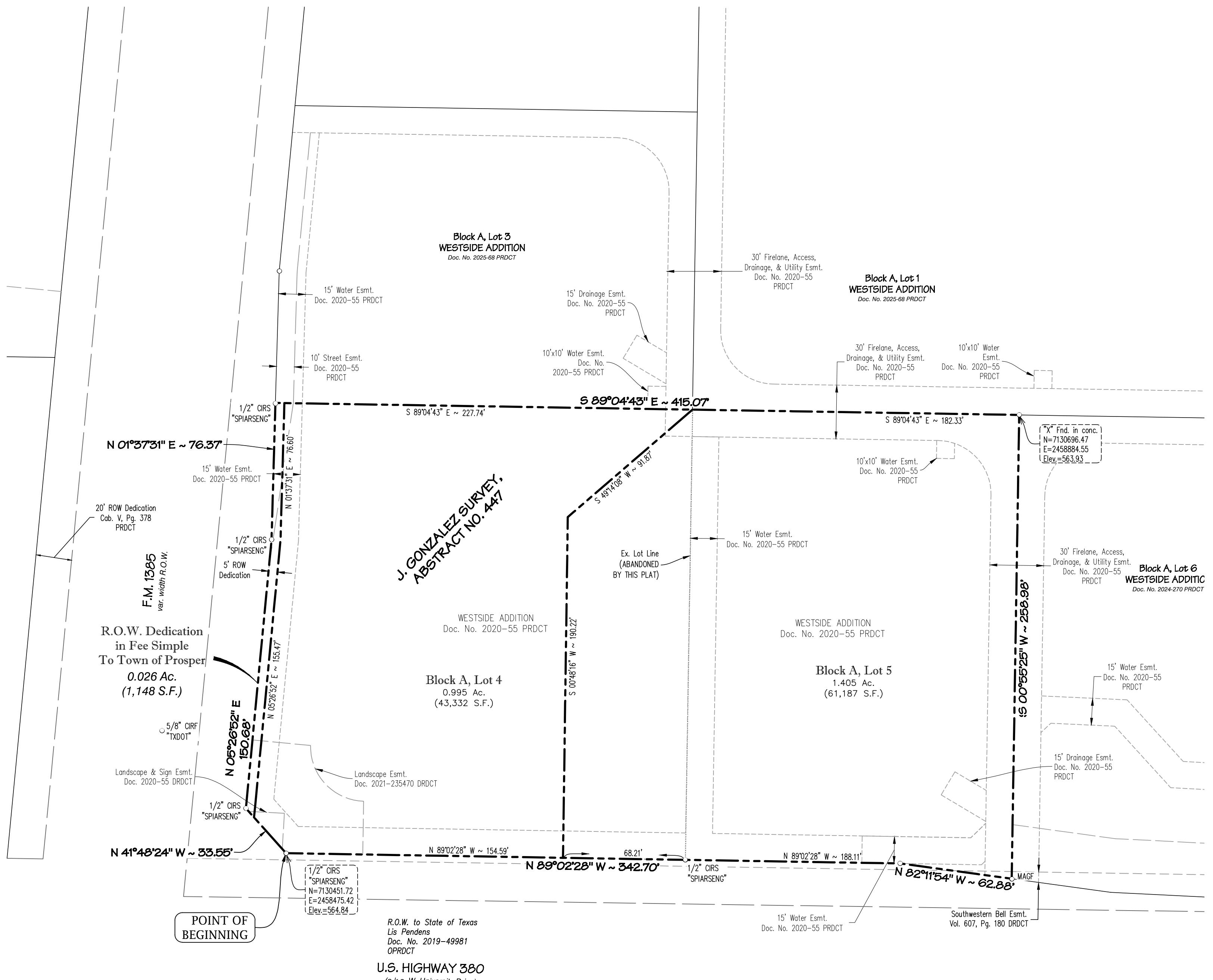
darren.brown@sparsengineering.com

PURPOSE STATEMENT
The purpose of this Conveyance Plat is to shift the property line between lots 4 and 5 to the west for the development of Lots 4 and 5.

NOTICE:
A conveyance plat is a record of property approved by the Town of Prosper, Texas, for the purpose of sale or conveyance. Its entirety or interest therein defined, no building permit shall be issued for permanent public utility services 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.

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.



CERTIFICATE OF 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: Zeanat Ladiwalla
TBPELS No. F-2121 and No. F-10043100
Contact: Karis Smith

REvised CONVEYANCE 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
105,666 Sq. Ft./2.426 Acres
Current Zoning: PD-94
Town Case No. DEVAPP-25-0071
Prepared December 2025