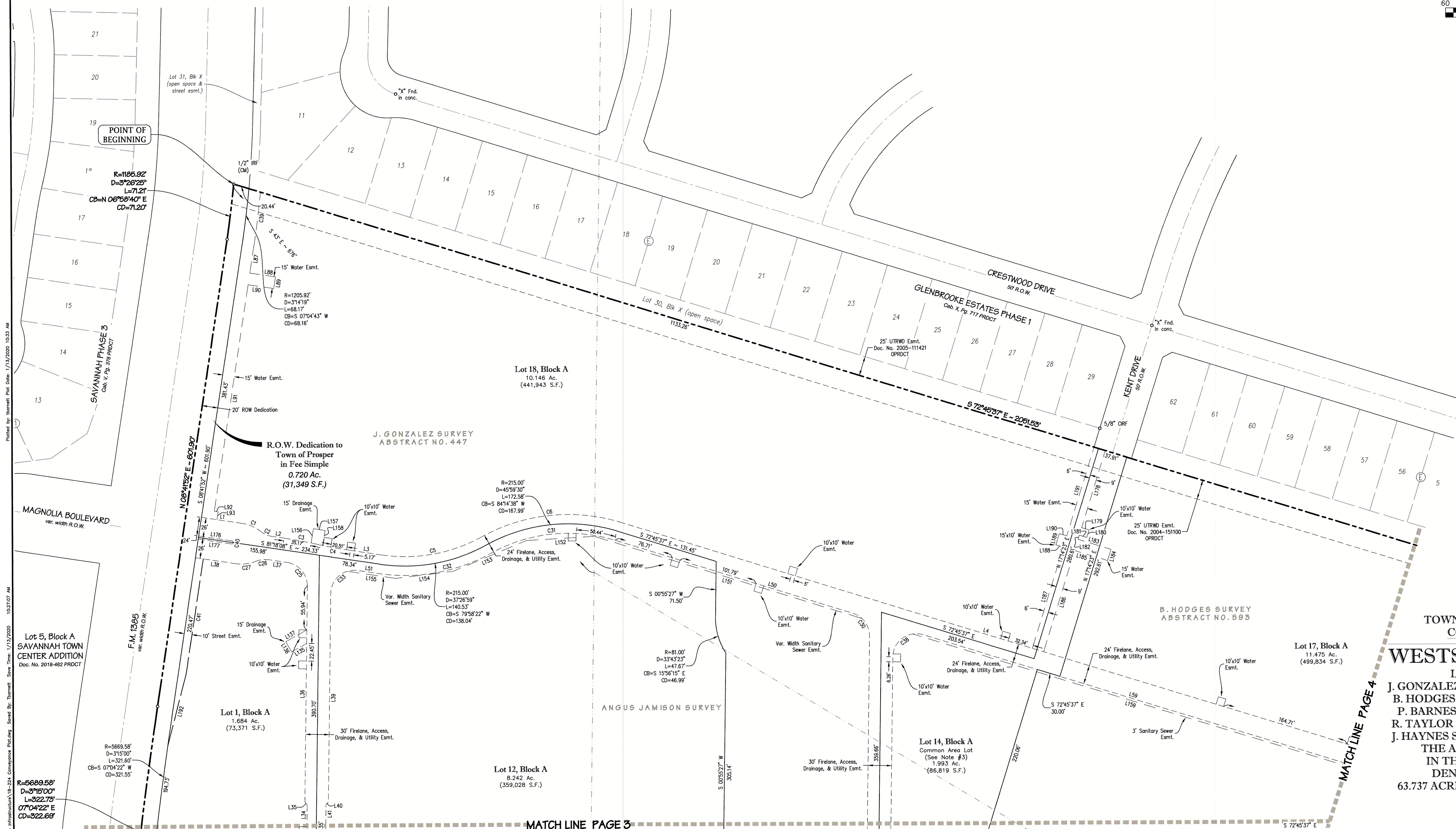


60 0 30 60 120
1 inch = 60 ft.



TOWN PROJECT NO. D19-0015
CONVEYANCE PLAT

WESTSIDE ADDITION

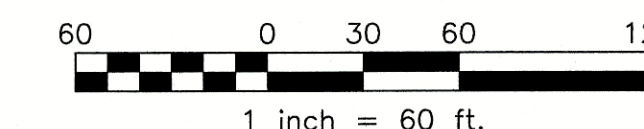
LOTS 1-21, BLOCK A
J. GONZALEZ SURVEY, ABSTRACT NO. 447,
B. HODGES SURVEY, ABSTRACT NO. 593,
P. BARNES SURVEY, ABSTRACT NO. 79,
R. TAYLOR SURVEY, ABSTRACT NO. 1671,
J. HAYNES SURVEY, ABSTRACT NO. 573 &
THE ANGUS JAMISON SURVEY
IN THE TOWN OF PROSPER,
DENTON COUNTY, TEXAS
63.737 ACRES GROSS/63.017 ACRES NET

Filed for Record
in the Official Records Of:
Denton County
On: 2/7/2020 10:47:21 AM
In the PLAT Records
WESTSIDE ADDN
Doc Number: 2020-55
Number of Pages: 5
Amount: 250.00
Order#: 20200207000255
By: CB

OWNER / APPLICANT
1385 & 380 Investments LP
15700 S.H. 121
Frisco, Texas 75035
Telephone (214) 619-4930
Contact: Mike Fannin

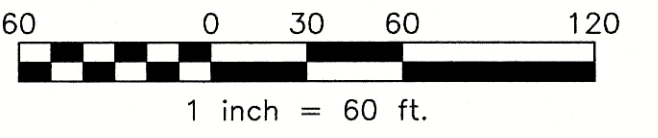
OWNER / APPLICANT
Prosper 1385 Investments LP
15700 S.H. 121
Frisco, Texas 75035
Telephone (214) 619-4930
Contact: Mike Fannin

ENGINEER / SURVEYOR
Sparks Engineering, Inc.
765 Custer Road, Suite 100
Plano, TX 75075
Telephone: (972) 422-0077
TBPE No. F-2121 / TBPLS No. F-10043100
Contact: Kevin Wier



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City of Irving, Texas
Doc. No. 2001-66260 OPRDCT

Upper Trinity Regional Water District
Doc. No. 2008-5932 OPRDCT

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Contact: Kevin Wier

STATE OF TEXAS §
COUNTY OF DENTON §

OWNER'S CERTIFICATE

WHEREAS 1385 & 380 Investments LP and Prosper 1385 Investments LP are the owners of a tract of land situated in the situated in the J. Gonzalez Survey, Abstract No. 447, the B. Hodges Survey, Abstract No. 593, the P. Barnes Survey, Abstract No. 79, the R. Taylor Survey, Abstract No. 1671, the J. Haynes Survey, Abstract No. 573, and the Angus Jamison Survey, Town of Prosper, Denton County, Texas, the subject tract being all of a tract conveyed to 1385 & 380 Investments LP according to the deed recorded in Document No. 2019-77170 of the Official Public Records, Denton County, Texas (OPRDCT) and Prosper 1385 Investments LP according to the deed recorded in Document No. 2019-77171 OPRDCT, with the subject tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod found on the east line of Farm to Market Road 1385 (F.M. 1385), a variable width right-of-way, for the southwest corner of Glenbrook Estates Phase 1, an addition recorded in Cabinet X, Page 717, Plat Records, Denton County, Texas;

THENCE S 72°45'37" E, 2051.53 feet along the south line of Glenbrook Estates Phase 1 to a U.S. Army Corps of Engineers brass monument found for the southeast corner thereof and a westerly corner of a tract conveyed to VP Windson Operations LLC, recorded in Document No. 2018-84666 OPRDCT;

THENCE along the common line thereof, the following:

- S 73°52'09" E, 688.55 feet;
- S 17°34'52" W, 197.90 feet;
- S 55°28'52" W, 183.40 feet;
- S 14°31'52" W, 184.70 feet;
- N 62°48'08" W, 216.20 feet;
- S 44°40'52" W, 261.10 feet;
- N 81°22'08" W, 88.40 feet;
- N 19°45'52" E, 155.70 feet;
- S 55°26'52" W, 132.20 feet;

And S 08°23'52" W, 642.92 feet a 1/2" iron rod with plastic cap stamped "SPIARSEN" set on the north line of U.S. Highway 380, a variable width right-of-way;

THENCE along the north line of U.S. Highway 380, the following:

- N 89°04'33" W, 465.67 feet to a point from which a concrete right-of-way monument bears S 59°08'57" E, 1.23 feet;
- N 89°50'39" W, 276.91 feet to an aluminum TxDOT monument found;
- S 87°49'01" W, 300.44 feet to a point from which a 5/8" iron rod with plastic cap found bears N 83°03'00" W, 0.46 feet;
- N 89°04'33" W, 194.31 feet to a 5/8" iron rod with plastic cap found;
- N 86°48'41" W, 187.66 feet to a 1/2" iron rod with plastic cap stamped "SPIARSEN" set;
- Around a tangent curve to the right having a central angle of 00°36'07", a radius of 5288.50 feet, a chord of N 87°06'44" W - 55.55 feet, an arc length of 55.55 feet to a 1/2" iron rod with plastic cap stamped "SPIARSEN" set;
- N 82°11'54" W, 118.63 feet to a 1/2" iron rod with plastic cap stamped "SPIARSEN" set;
- N 89°02'28" W, 355.22 feet to a 1/2" iron rod with plastic cap stamped "SPIARSEN" set;
- N 44°48'18" W, 37.22 feet to a 1/2" iron rod with plastic cap stamped "SPIARSEN" set;
- And N 06°19'03" W, 66.39 feet to the east line of F.M. 1385 and from which a 5/8" iron rod with plastic cap found bears S 71°16'17" W, 0.86 feet;

THENCE along the east line of F.M. 1385, the following:

- N 05°26'52" E, 400.49 feet to a 1/2" iron rod with plastic cap stamped "SPIARSEN" set;
- A tangent curve to the right having a central angle of 03°15'00", a radius of 5689.58 feet, a chord of N 07°04'22" E - 322.69 feet, an arc length of 322.73 feet to a 1/2" iron rod with plastic cap stamped "SPIARSEN" set;
- N 08°41'52" E, 601.90 feet to a 1/2" iron rod with plastic cap stamped "SPIARSEN" set;
- And a tangent curve to the left having a central angle of 03°26'25", a radius of 1185.92 feet, a chord of N 06°58'40" E - 71.20 feet, an arc length of 71.21 feet to the POINT OF BEGINNING with the subject tract containing 2,776,385 square feet or 63.737 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT 1385 & 380 Investments LP and Prosper 1385 Investments LP, acting herein by and through its duly authorized officer, does hereby certify and adopt this plat designating the hereinabove described property as WESTSIDE ADDITION, Lots 1-21, Block A, on addition to the Town of Prosper, Texas, and does hereby dedicate, to the public use forever, the streets and alleys shown thereon. 1385 & 380 Investments LP and Prosper 1385 Investments LP do herein certify the following:

- The streets and alleys are dedicated for street 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 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, if 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 use 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 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.
- 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.

Witness our hands this _____ day of _____, 2020.

1385 & 380 Investments LP, a Texas limited partnership

By: Michael Fannin
Michael Fannin, Manager

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 Fannin, 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 24th day of January, 2020.

Shelly Darlington
Notary Public, State of Texas

By: Ryan Griffin
Ryan Griffin, Manager

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 Ryan Griffin, 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 23rd day of January, 2020.

Cloreece R. Powrie
Notary Public, State of Texas

CLOREECE R. POWRIE
My Notary ID # 6154022
Expires February 20, 2021

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.

FIRE LANE EASEMENT

The undersigned covenants and agrees that they shall construct upon the fire lane easements, as dedicated and shown hereon, a hard surface paved in accordance with Town standards and that 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 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.

DRAINAGE 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 A, as shown on the plat is called "Drainage Easement". The Drainage Easement within the limits of this addition, will remain open at all times and will be maintained in a safe and sanitary condition by the owners of the lot or lots that are traversed by or adjacent to the Drainage Easement. The Town will not be responsible for the maintenance and operation of said Easement or for any damage to private property or person that results from conditions in the Easement, or 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 Easement, as herein above defined, unless approved by the Town Engineer. Provided, however, 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 drainage in or adjacent to the subdivision, then in such event, the Town shall have the right to enter upon the Drainage 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 Drainage Easement 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 Easement is 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 Easement.

DRAINAGE & FLOODPLAIN 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 A, 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.

SURVEYOR'S CERTIFICATE

That I, Darren K. 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 23 day of JANUARY, 2020.

DKB
DARREN K. BROWN, R.P.L.S. NO. 5252



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 Darren K. 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 23 day of January, 2020.

Erik Davis
Notary Public, State of Texas

WALTER ERIK DAVIS
Notary Public, State of Texas
Comm. Expires 08-24-2022
Notary ID: 131734284

Prosper 1385 Investments LP, a Texas limited partnership

By: Michael Fannin
Michael Fannin, Manager

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 Fannin, 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 24th day of January, 2020.

Shelly Darlington
Notary Public, State of Texas

By: Ryan Griffin
Ryan Griffin, Manager

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 Ryan Griffin, 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 23rd day of January, 2020.

Cloreece R. Powrie
Notary Public, State of Texas

CLOREECE R. POWRIE
My Notary ID # 6154022
Expires February 20, 2021

Line Table			Line Table		
Line #	Bearing	Distance	Line #	Bearing	Distance
L1	S 81°18'08" E	52.01'	L31	N 89°04'33" W	180.71'
L2	S 81°18'08" E	15.57'	L32	S 89°04'33" W	176.33'
L3	S 81°18'08" E	46.29'	L33	N 00°50'27" W	100.00'
L4	S 72°45'37" E	1029.22'	L34	N 00°50'27" E	87.17'
L5	S 17°42'37" E	470.79'	L35	N 37°09'31" W	4.86'
L6	S 89°04'33" W	132.48'	L36	N 00°50'27" W	275.43'
L7	S 00°50'27" W	24.00'	L37	N 81°18'08" W	24.24'
L8	N 89°04'33" W	150.69'	L38	N 81°18'08" W	59.99'
L9	S 00°50'27" W	169.35'	L39	S 00°50'27" W	286.17'
L10	N 00°50'27" E	68.76'	L40	S 45°50'27" W	4.24'
L11	N 89°04'33" W	84.31'	L41	S 00°50'27" W	123.56'
L12	N 51°08'26" W	4.88'	L42	S 44°04'33" E	4.24'
L13	N 89°04'33" W	94.20'	L43	S 00°50'27" W	286.14'
L14	S 52°50'29" W	4.86'	L44	S 89°04'33" E	254.90'
L15	N 89°04'33" W	208.73'	L45	S 44°04'33" E	4.24'
L16	S 00°50'27" W	132.89'	L46	S 89°04'33" W	170.69'
L17	S 00°50'27" W	52.84'	L47	N 45°50'27" E	4.24'
L18	S 00°50'27" W	62.89'	L48	S 89°04'33" E	196.20'
L19	N 00°50'27" E	63.11'	L49	N 00°50'27" E	616.05'
L20	N 00°50'27" E	55.66'	L50	N 72°45'37" W	317.38'
L21	N 00°50'27" E	132.89'	L51	N 81°18'08" W	27.19'
L22	N 89°04'33" W	186.21'	L52	S 00°50'27" W	589.70'
L23	N 44°04'33" W	4.24'	L53	S 89°04'33" E	208.73'
L24	N 89°04'33" W	170.69'	L54	S 44°04'33" E	4.24'
L25	S 45°50'27" W	4.24'	L55	S 89°04'33" E	74.91'
L26	N 89°04'33" W	72.56'	L56	N 45°50'27" E	4.24'
L27	S 00°50'27" W	215.80'	L57	S 89°04'33" E	119.73'
L28	N 00°50'27" E	216.29'	L58	N 17°42'37" E	428.14'
L29	N 89°04'33" W	150.33'	L59	N 72°45'37" W	558.51'
L30	N 00°50'27" E	136.14'	L60	N 17°42'37" E	140.60'