

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
- O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
- DOC.# DOCUMENT NUMBER
- C.M. CONTROLLING MONUMENT
- SQ. FT. SQUARE FEET
- ROW RIGHT OF WAY
- CRS CAPPED REBAR SET
- SW ESMT. SIDEWALK EASEMENT
- * SEE PLAT NOTE #5 REGARDING ROW DEDICATIONS

LOT OWNERSHIP SUMMARY (PER APPRAISAL DISTRICT ON 06/16/2025):

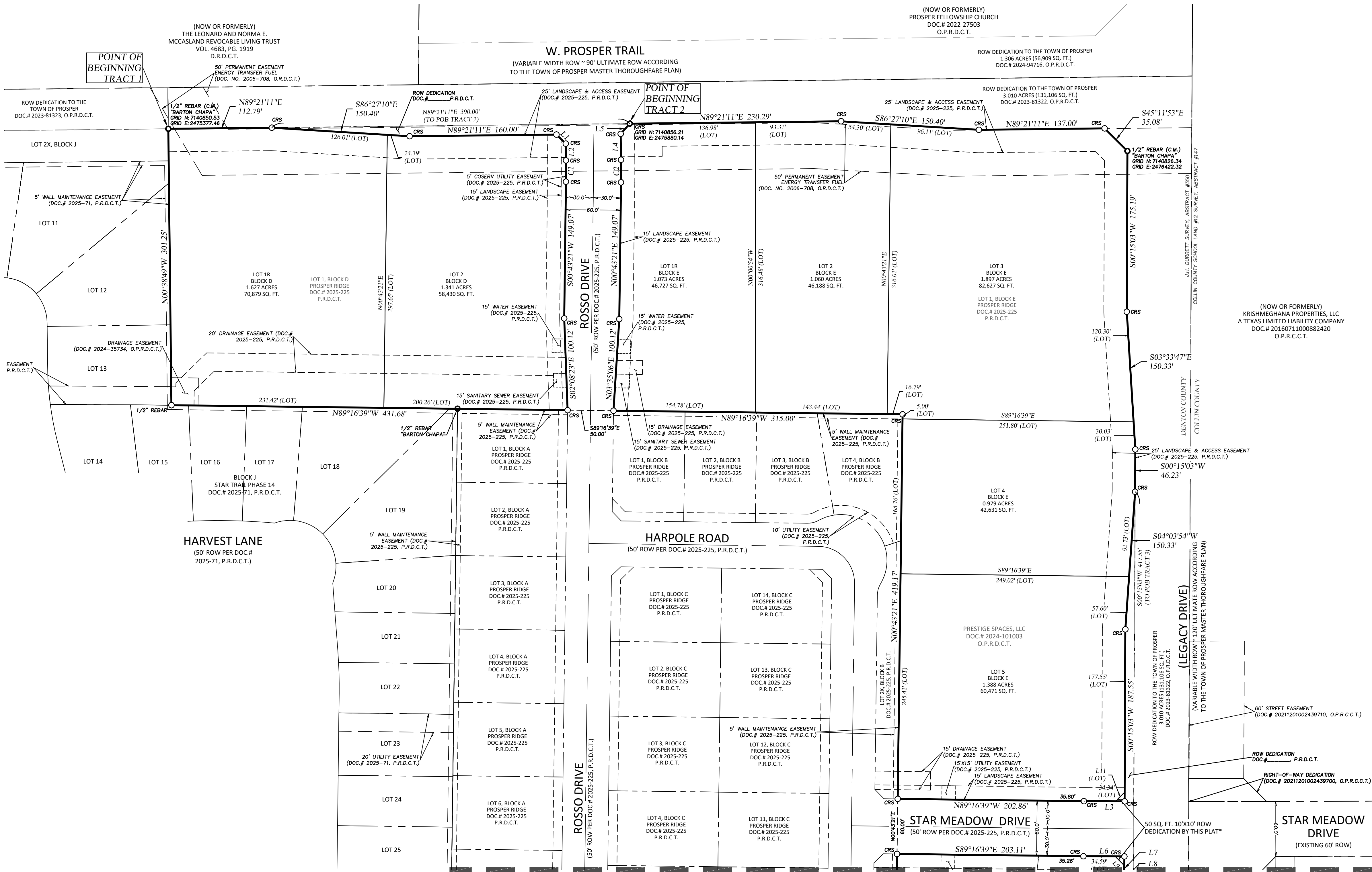
- Block D, Lots 1R & 2; Block E, Lots 1R, 2, 3, & 4; and Block F, Lots 1R & 2 are owned by Pearls of Prosper Holding Company LLC at the time this plat was approved by the Town of Prosper to be recorded with Denton County.
- Block E, Lot 5, as described by deed to Prestige Spaces LLC as recorded under Document Number 2024-101003, Official Public Records, Denton County, Texas (shown hereon), is owned by Prestige Spaces LLC at the time this plat was approved by the Town of Prosper to be recorded with Denton County.

SURVEYOR'S NOTES:

- Bearings and coordinates are based on the State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD '83) (2011 Realization), distances are surface with a combined scale factor of 1.00015063.
- This property lies within Zone "X" of the Flood Insurance Rate Map for Denton County, Texas and Incorporated Areas, map no. 48121C0430G, with an effective date of April 18, 2011 via scaled map location and graphic plotting.
- Monuments are found unless specifically designated as set.
- Monuments set (shown as "CRS" hereon) are 1/2 inch by 18 inch rebar with pink caps stamped "BARTON CHAPA"
- Abstract Lines and County Boundary Lines shown hereon are approximate, as shown on Texas Railroad Commission GIS map and are for general reference only.

TOWN OF PROSPER 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.
- The purpose of this replat is to subdivide existing Lot 1, Block D into two lots, Lot 1, Block E into five lots, and Lot 1, Block F into two lots, and dedicate right-of-way for future development.
- No floodplain exists on the site per FEMA FIRM for Denton County, Map No. 48121C0430G (see surveyor's note #2 hereon)
- 100 square feet of right-of-way is dedicated in fee simple to the Town of Prosper as shown hereon.
- All right-of-way dedication by this subdivision is dedicated in fee simple to the Town of Prosper. All landscape easements must be exclusive of any other type of easement.
- Landscape easements shall be exclusive of all other easements unless approved by the Town per this plat.



Line Data Table		
Line #	Distance	Bearing
L1	14.14'	S45°38'49"E
L2	18.27'	S00°38'49"E
L3	44.34'	N89°44'57"W
L4	28.27'	N00°38'49"W
L5	14.87'	N41°37'36"E
L6	44.59'	S89°44'57"E
L7	20.00'	S00°15'03"W
L8	10.00'	S89°44'57"E
L9	14.14'	S44°44'57"E
L10	10.00'	S00°15'03"W
L11	14.14'	S45°15'03"W

Curve Data Table				
Curve #	Arc	Radius	Delta	Chord Bearing Chord
C1	23.18'	970.00'	001°22'10"	S00°02'16"W 23.18'
C2	24.62'	1030.00'	001°22'10"	N00°02'16"E 24.62'

M A T C H L I N E

REPLAT | DEVAPP-25-0057
PROSPER RIDGE COMMERCIAL
BLOCK D, LOTS 1R & 2; BLOCK E, LOTS 1R, 2, 3, 4, & 5; BLOCK F, LOTS 1R & 2
BEING A REPLAT OF LOT 1, BLOCK D, LOT 1, BLOCK E, & LOT 1, BLOCK F
PROSPER RIDGE AS RECORDED UNDER DOC.#2025-225, P.R.D.C.T.
BEING 12.018 ACRES OUT OF THE J.H. DURRETT SURVEY, ABSTRACT #350
AN ADDITION IN THE TOWN OF PROSPER, DENTON COUNTY, TEXAS
9 COMMERCIAL LOTS | PREPARED APRIL 2025

ENGINEER



5200 State Highway 121
Colleyville, TX 76034
Phone: 817-488-4960

SURVEYOR

BARTON CHAPA SURVEYING, LLC
John H. Barton III, RPLS #6737
3601 NE Loop 820
Fort Worth, TX 76137
Phone: 817-864-1957
jack@bcsdfw.com
TBPLS Firm# 10194474

OWNERS/DEVELOPER

PEARLS OF PROSPER HOLDING COMPANY, LLC
9100 Independence Parkway, Apt. #1707
Plano, TX 75025
Ph: 860.503.75025
contact: Chandramouli Bodavula

PRESTIGE SPACES, LLC
16926 Huttons Ct., Richmond TX 77407
contact: Carlos Christian

JOB NO. 2020.057.002

DRAWN: BCS

CHECKED: JHB

TABLE OF REVISIONS

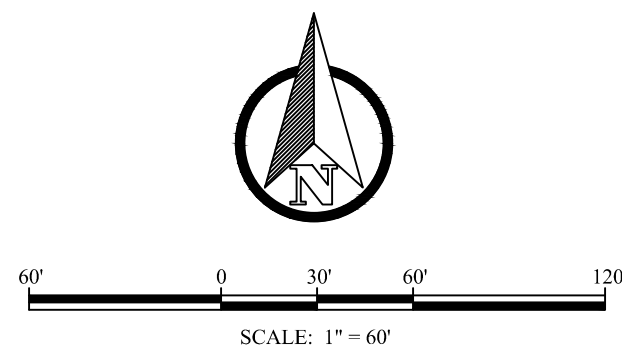
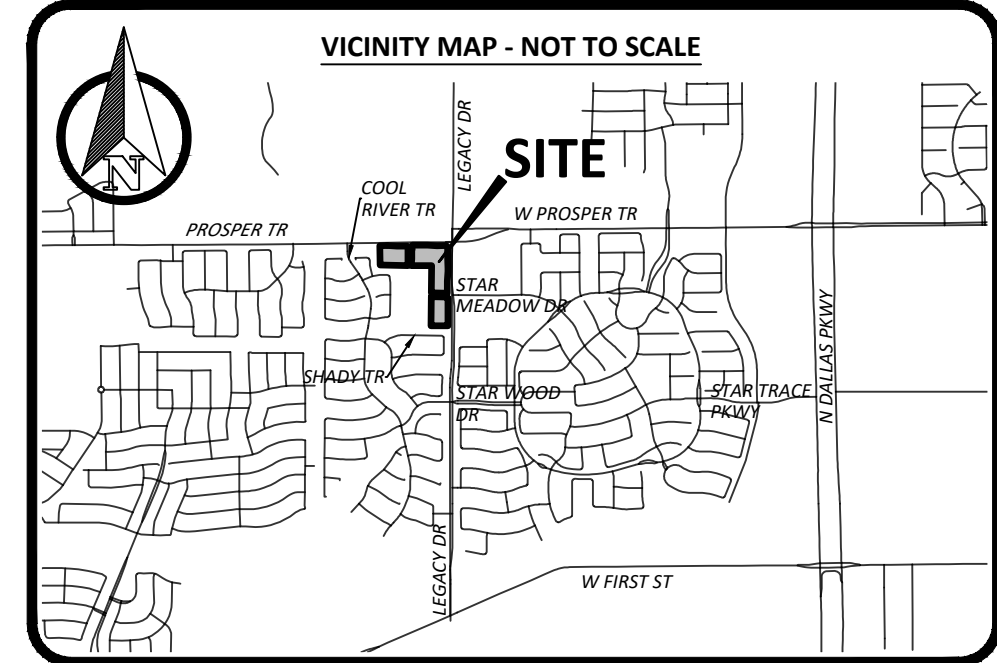
DATE	SUMMARY

PROSPER RIDGE COMMERCIAL

PROSPER, TEXAS

SHEET NO.

1 OF 2



LEGEND OF ABBREVIATIONS

- D.R.D.C.T. DEED RECORDS, DENTON COUNTY, TEXAS
- P.R.D.C.T. PLAT RECORDS, DENTON COUNTY, TEXAS
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- DOC.# DOCUMENT NUMBER
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- ROW RIGHT OF WAY
- CRS CAPPED REBAR SET
- SW ESMT. SIDEWALK EASEMENT
- * SEE PLAT NOTE #5 REGARDING ROW DEDICATIONS

LOT OWNERSHIP SUMMARY (PER APPRAISAL DISTRICT ON 06/16/2025):

- Block D, Lots 1R & 2; Block E, Lots 1R, 2, 3, & 4; and Block F, Lots 1R & 2 are owned by Pearls of Prosper Holding Company LLC at the time this plat was approved by the Town of Prosper to be recorded with Denton County.
- Block E, Lot 5, as described by deed to Prestige Spaces LLC as recorded under Document Number 2024-101003, Official Public Records, Denton County, Texas (shown hereon), is owned by Prestige Spaces LLC at the time this plat was approved by the Town of Prosper to be recorded with Denton County.

TOWN OF PROSPER 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.
- The purpose of this replat is to subdivide existing Lot 1, Block D into two lots, Lot 1, Block E into five lots, and Lot 1, Block F into two lots, and dedicate right-of-way for future development.
- No floodplain exists on the site per FEMA FIRM for Denton County, Map No. 48121C0430G (see surveyor's note #2 hereon)
- 100 square feet of right-of-way is dedicated in fee simple to the Town of Prosper as shown hereon.
- All right-of-way dedication by this subdivision is dedicated in fee simple to the Town of Prosper. All landscape easements must be exclusive of any other type of easement.
- Landscape easements shall be exclusive of all other easements unless approved by the Town per this plat.

SURVEYOR'S NOTES:

- Bearings and coordinates are based on the State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD '83) (2011 Realization), distances are surface with a combined scale factor of 1.00015063.
- This property lies within Zone "X" of the Flood Insurance Rate Map for Denton County, Texas and Incorporated Areas, map no. 48121C0430G, with an effective date of April 18, 2011 via scaled map location and graphic plotting.
- Monuments are found unless specifically designated as set.
- Monuments set (shown as "CRS" hereon) are 1/2 inch by 18 inch rebar with pink caps stamped "BARTON CHAPA"
- Abstract Lines and County Boundary Lines shown hereon are approximate, as shown on Texas Railroad Commission GIS map and are for general reference only.

OWNER'S CERTIFICATE

STATE OF TEXAS \$
COUNTY OF COLLIN \$

WHEREAS PEARLS OF PROSPER HOLDING COMPANY LLC and PRESTIGE SPACES LLC are the owners of a tract in the J.H. Durrett Survey, Abstract Number 350, Town of Prosper, Denton County, Texas, being part of the tract described by deed to Pearls of Prosper Holding Company, LLC, recorded in document number 2022-36684, Official Public Records of Denton County, Texas, (O.P.R.D.C.T.), of which a portion thereof is conveyed to Prestige Spaces, LLC by deed recorded under Document Number 2024-101003, (O.P.R.D.C.T.), and being all of Lot 1, Block D, Lot 1, Block E, and Lot 1, Block F of Prosper Ridge, an addition in the Town of Prosper, Denton County, Texas, according to the plat recorded under Document Number 2025-225, Plat Records, Denton County, Texas, (P.R.D.C.T.) the subject tract being more particularly described as follows (bearings as based on State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD '83')):

BLOCK D DESCRIPTION:

BEGINNING at a 1/2 inch rebar with pink cap stamped, "BARTON CHAPA" found for the westernmost southwest corner of a right of way dedication to the Town of Prosper, as recorded under Document Number 2023-81322, O.P.R.D.C.T., same being the northwest corner of said Lot 1 in Block D and the herein described tract;

THENCE with the perimeter and to the corners of said Lot 1, Block D, the following calls:

- North 89 degrees 21 minutes 11 seconds East, a distance of 112.79 feet to a 1/2 inch rebar with pink cap stamped, "BARTON CHAPA" set (hereinafter called "capped rebar set");
- South 86 degrees 27 minutes 10 seconds East, a distance of 150.40 feet to a capped rebar set;
- North 89 degrees 21 minutes 11 seconds East, a distance of 160.00 feet to a capped rebar set;
- South 45 degrees 38 minutes 49 seconds East, a distance of 14.14 feet to a capped rebar set;
- South 00 degrees 38 minutes 49 seconds East, a distance of 18.27 feet to a point being the beginning of a tangent curve to the right with a radius of 970.00 feet, having a delta angle of 01 degrees 22 minutes 10 seconds, whose chord bears South 00 degrees 02 minutes 16 seconds West, a distance of 23.18 feet;
- Along said tangent curve to the right, an arc length of 23.18 feet to a capped rebar set;
- South 00 degrees 43 minutes 21 seconds West, a distance of 149.07 feet to a capped rebar set;
- South 02 degrees 08 minutes 23 seconds East, a distance of 100.12 feet to a capped rebar set;
- North 89 degrees 16 minutes 39 seconds West, a distance of 431.68 feet to a 1/2 inch rebar found;
- North 00 degrees 38 minutes 49 seconds West, a distance of 301.25 feet, returning to the POINT OF BEGINNING and enclosing 2.969 acres (129,309 square feet) of land, more or less.

BLOCK E DESCRIPTION:

BEGINNING at a 1/2 inch rebar with pink cap stamped, "BARTON CHAPA" set (hereinafter called "capped rebar set") in the south line of a right of way dedication to the Town of Prosper, Denton County, Texas, as recorded under Document Number 2023-81322, O.P.R.D.C.T., same being the northernmost northwest corner of said Lot 1, Block E and the herein described tract;

THENCE with the perimeter and to the corners of said Lot 1, Block E, the following calls:

- North 89 degrees 21 minutes 11 seconds East, a distance of 230.29 feet to a capped rebar set;
- South 86 degrees 27 minutes 10 seconds East, a distance of 150.40 feet to a capped rebar set;
- North 89 degrees 21 minutes 11 seconds East, a distance of 137.00 feet to a capped rebar set;
- South 45 degrees 11 minutes 53 seconds East, a distance of 35.08 feet to a 1/2 inch rebar with pink cap stamped, "BARTON CHAPA" found;
- South 00 degrees 15 minutes 03 seconds West, a distance of 175.19 feet to a capped rebar set;
- South 03 degrees 33 minutes 47 seconds East, a distance of 150.33 feet to a capped rebar set;
- South 00 degrees 15 minutes 03 seconds West, a distance of 46.23 feet to a capped rebar set;
- South 04 degrees 03 minutes 54 seconds West, a distance of 150.33 feet to a capped rebar set;
- South 00 degrees 15 minutes 03 seconds West, a distance of 187.55 feet to a capped rebar set;
- North 89 degrees 44 minutes 57 seconds West, a distance of 44.34 feet to a capped rebar set;
- North 89 degrees 16 minutes 39 seconds West, a distance of 202.86 feet to a capped rebar set;
- North 00 degrees 43 minutes 21 seconds East, a distance of 419.17 feet to a capped rebar set;
- North 89 degrees 16 minutes 39 seconds West, a distance of 315.00 feet to a capped rebar set;
- North 03 degrees 35 minutes 06 seconds East, a distance of 100.12 feet to a capped rebar set;
- North 00 degrees 43 minutes 21 seconds East, a distance of 149.07 feet to a capped rebar set at the being the beginning of a tangent curve to the left with a radius of 1030.00 feet, having a delta angle of 01 degrees 22 minutes 10 seconds, whose chord bears North 00 degrees 02 minutes 16 seconds East, a distance of 24.62 feet;
- Along said tangent curve to the left, an arc length of 24.62 feet to a capped rebar set;
- North 00 degrees 38 minutes 49 seconds West, a distance of 28.27 feet to a capped rebar set;
- North 41 degrees 37 minutes 36 seconds East, a distance of 14.87 feet, returning to the POINT OF BEGINNING and enclosing 6.398 acres (278,694 square feet) of land, more or less.

BLOCK F DESCRIPTION:

BEGINNING at a 1/2 inch rebar with pink cap stamped, "BARTON CHAPA" set (hereinafter called "capped rebar set") in west line of a right of way dedication to the Town of Prosper, Denton County, Texas, as recorded under Document Number 2023-81322, O.P.R.D.C.T., same being the easternmost northeast corner of said Lot 1, Block F and the herein described tract;

THENCE with the perimeter and to the corners of said Lot 1, Block F, the following calls:

- South 00 degrees 15 minutes 03 seconds West, a distance of 426.17 feet to a 1/2 inch rebar with pink cap stamped, "BARTON CHAPA" found;
- North 89 degrees 16 minutes 39 seconds West, a distance of 261.37 feet to a capped rebar set;
- North 00 degrees 43 minutes 21 seconds East, a distance of 445.70 feet to a capped rebar set;
- South 89 degrees 16 minutes 39 seconds East, a distance of 203.11 feet to a capped rebar set;
- South 89 degrees 44 minutes 57 seconds East, a distance of 44.59 feet to a capped rebar set;
- South 00 degrees 15 minutes 03 seconds West, a distance of 20.00 feet to a capped rebar set;
- South 89 degrees 44 minutes 57 seconds East, a distance of 10.00 feet, returning to the POINT OF BEGINNING and enclosing 2.651 acres (115,487 square feet) of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

THAT PEARLS OF PROSPER HOLDING COMPANY LLC and PRESTIGE SPACES LLC, do hereby certify and adopt this plat designating the herein above described property as PROSPER RIDGE COMMERCIAL, BLOCK D, LOTS 1R & 2; BLOCK E, LOTS 1R, 2, 3, 4, & 5; BLOCK F, LOTS 1R & 2, and does hereby dedicate to the public use forever, the streets and alleys shown thereon.

PEARLS OF PROSPER HOLDING COMPANY, LLC and PRESTIGE SPACES LLC, do 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.

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.

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 owner 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.

PEARLS OF PROSPER HOLDING COMPANY, LLC

By: _____

Authorized Representative, Print Name/Title: _____

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

PRESTIGE SPACES LLC

By: _____

Authorized Representative, Print Name/Title: _____

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

SURVEYOR'S CERTIFICATE

KNOW 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____.

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

REPLAT | DEVAPP-25-0057 PROSPER RIDGE COMMERCIAL

BLOCK D, LOTS 1R & 2; BLOCK E, LOTS 1R, 2, 3, 4, & 5; BLOCK F, LOTS 1R & 2

BEING A REPLAT OF LOT 1, BLOCK D, LOT 1, BLOCK E, & LOT 1, BLOCK F
PROSPER RIDGE AS RECORDED UNDER DOC.#2025-225, P.R.D.C.T.

BEING 12.018 ACRES OUT OF THE J.H. DURRETT SURVEY, ABSTRACT #350
AN ADDITION IN THE TOWN OF PROSPER, DENTON COUNTY, TEXAS

9 COMMERCIAL LOTS | PREPARED APRIL 2025

ENGINEER



5200 State Highway 121
Colville, TX 76034
Phone: 817-488-4960

SURVEYOR

BARTON CHAPA SURVEYING, LLC
John H. Barton III, RPLS #6737
3601 NE Loop 820
Fort Worth, TX 76137
Phone: 817-864-1957
jack@bcdsfw.com
TBPLS Firm# 10194474

OWNERS/DEVELOPER

PEARLS OF PROSPER HOLDING
COMPANY, LLC
9100 Independence Parkway, Apt. #1707
Plano, TX 75025
Ph.: 860.503.75025
contact: Chandramouli Bodavula

PRESTIGE SPACES, LLC
16926 Huttons Ct., Richmond TX 77407
contact: Carlos Christian

JOB NO. 2020.057.002

DRAWN: BCS

CHECKED: JHB

TABLE OF REVISIONS

DATE	SUMMARY
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PROSPER RIDGE COMMERCIAL

PROSPER, TEXAS

SHEET NO.

2 OF 2