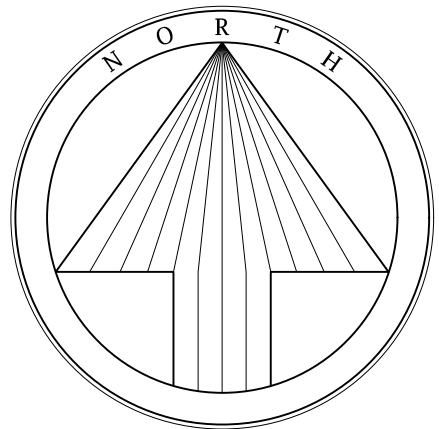
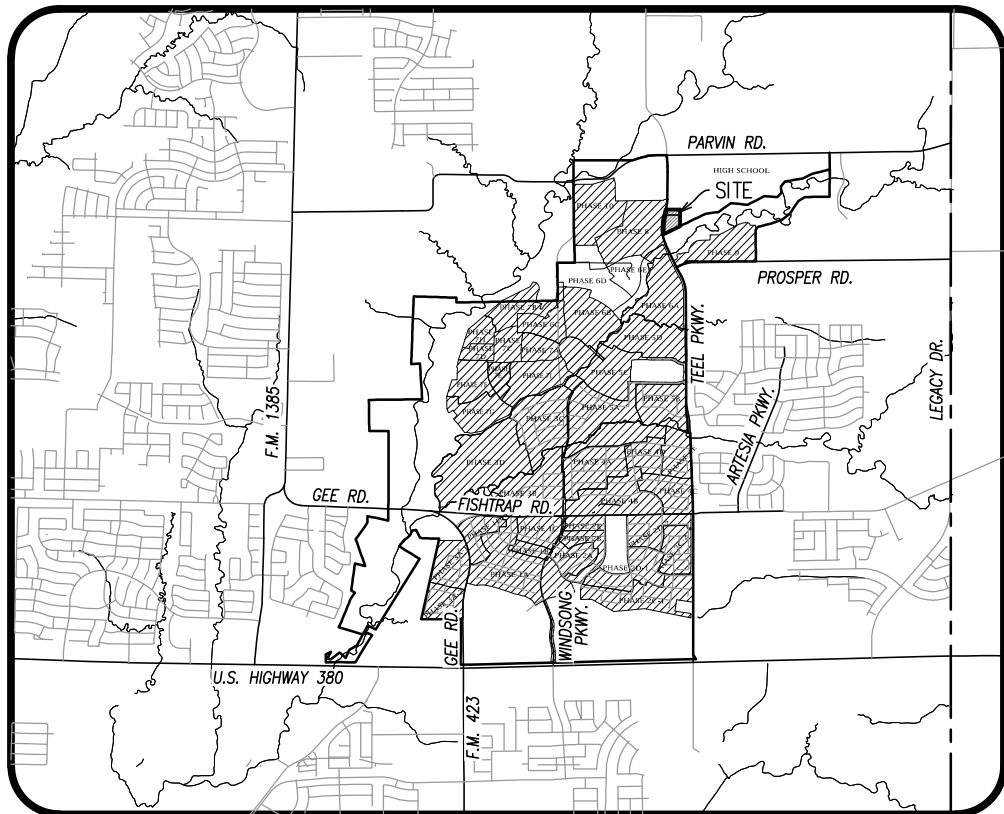


Basis of bearing: State Plane
Coordinate System, North Texas
Central Zone 4202, North American
Datum of 1983. Adjustment
Realization 2011.



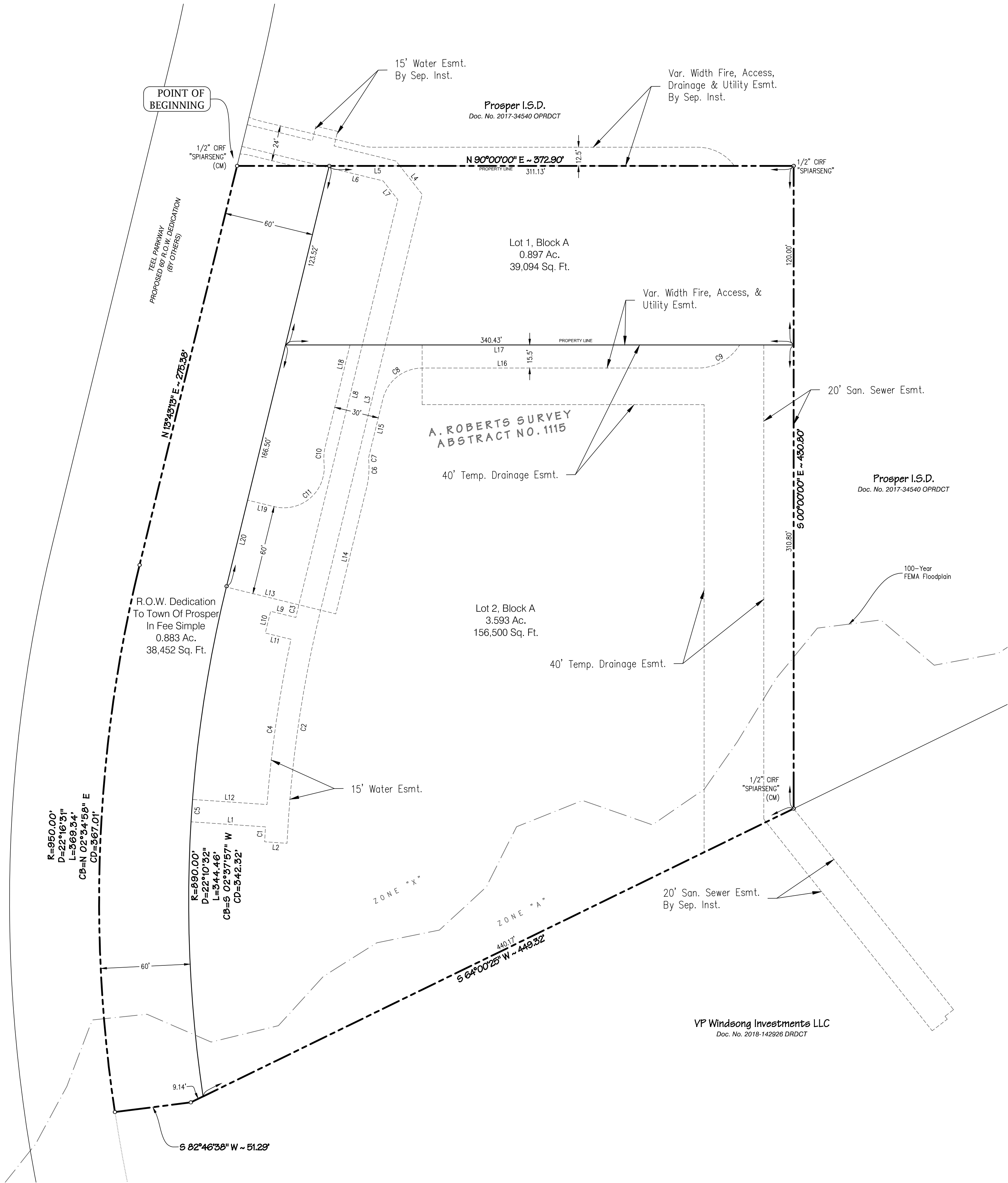
LOCATION MAP
1" = 5000'

LEGEND	
○	1/2" IRON ROD W/ PLASTIC CAP STAMPED "SPARSENG" SET, UNLESS OTHERWISE NOTED.
—	IRON ROD FOUND
—	CAPPED IRON ROD FOUND
—	CHAIN LINK FENCE
—	BARBED WIRE FENCE
—	WOOD FENCE
—	OVERHEAD POWER LINE
CM	CONTROL MONUMENT

VP Windsong Investments LLC
Doc. No. 2018-142926 DRDCT

NOTES:

- Basis of bearing derived from the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983, (2011).
- 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.
- 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.



April 05, 2022

Easement Line Table			
Line #	Length	Direction	
L1	50.00'	S 86°05'21\" E	
L2	15.00'	S 86°05'22\" E	
L3	286.28'	N 13°43'13\" E	
L4	24.23'	N 38°08'23\" W	
L5	52.39'	N 90°00'00\" E	
L6	42.43'	N 76°16'47\" W	
L7	15.92'	N 38°08'23\" W	
L8	278.99'	N 13°43'13\" E	
L9	17.38'	S 76°16'47\" E	
L10	15.00'	N 13°43'13\" E	
L11	17.68'	N 76°16'47\" W	
L12	50.00'	S 86°05'21\" E	
L13	75.50'	S 76°15'02\" E	
L14	87.00'	N 13°43'13\" E	
L15	40.35'	N 13°43'03\" E	
L16	184.84'	N 90°00'00\" E	
L17	261.11'	N 90°00'00\" W	
L18	70.18'	S 13°43'08\" W	
L19	18.48'	N 76°15'02\" W	
L20	60.00'	S 13°43'13\" W	

Easement Curve Table					
Curve #	Length	Radius	Chord	Chord Bearing	Delta
C1	10.00'	840.00'	10.00'	S 03°03'30\" W	0°40'56\"
C2	158.75'	825.00'	158.50'	N 08°12'28\" E	11°01'30\"
C3	9.30'	840.00'	9.30'	N 13°24'11\" E	0°38'04\"
C4	112.01'	840.00'	111.93'	N 08°14'33\" E	7°38'25\"
C5	15.00'	890.00'	15.00'	S 03°54'39\" W	0°57'56\"
C6	19.57'	57.00'	19.47'	N 03°53'14\" E	19°40'01\"
C7	1.03'	3.00'	1.02'	N 03°53'11\" E	19°39'56\"
C8	35.95'	27.00'	33.35'	N 51°51'37\" E	76°16'47\"
C9	33.39'	33.00'	31.98'	N 61°00'47\" E	57°58'27\"
C10	11.31'	33.00'	11.26'	S 03°54'01\" W	19°38'16\"
C11	51.68'	27.00'	44.14'	S 48°54'56\" W	109°40'04\"

TOWN PROJECT NO. D22-0023
CONVEYANCE PLAT
WINDSONG RANCH
OFFICE ADDITION
LOTS 1-2, BLOCK A
A. ROBERTS SURVEY, ABSTRACT NO. 1115
IN THE TOWN OF PROSPER, DENTON COUNTY, TEXAS
5.373 ACRES GROSS/4.490 ACRES NET

OWNER / APPLICANT
VP Windsong Investments LLC
130 N. Preston Road, Suite 130
Prosper, Texas 75078
Telephone (469) 532-0689
Contact: David Blom

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

Drawing: C:\2021\0803\21-316 WINDSONG COMMERCIAL\21-316 CONVEYANCE PLAT.dwg Saved By: Sherry Plot Date: 3/7/2022 10:40 AM
10:27:45 AM
Plotted by: sherry plot Date: 3/7/2022 10:40 AM

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DENTON §

WHEREAS VP Windsong Investments LLC are the owners of a tract of land situated in the A. Roberts Survey, Abstract No. 1115, Town of Prosper, Denton County, Texas, being part of a tract conveyed to them by deed recorded in Document No. 2018-142926 of the Official Public Records, Denton County, Texas (OPRDCT), with the subject tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod with plastic cap stamped "SPIARSENG" found for the upper southwest corner of a tract conveyed to the Prosper Independent School District, recorded in Document No. 2017-34540 OPRDCT;

THENCE EAST, 372.90 feet along the most westerly south line of said Prosper ISD tract to a 1/2" iron rod with plastic cap stamped "SPIARSENG" found for an inset southwest corner thereof;

THENCE SOUTH, 430.80 feet along the most southerly west line of said Prosper ISD tract to a 1/2" iron rod with plastic cap stamped "SPIARSENG" found for the southerly southwest corner thereof;

THENCE departing said Prosper ISD tract, the following:

S 64°00'25" W, 449.32 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

S 82°46'38" W, 51.29 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

A non-tangent curve to the right having a central angle of 22°16'31", a radius of 950.00 feet, a chord of N 02°34'58" E - 367.01 feet, an arc length of 369.34 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

And N 13°43'13" E, 275.38 feet to the POINT OF BEGINNING with the subject tract containing 234,046 square feet or 5.373 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT VP WINDSONG INVESTMENTS LLC, acting herein by and through its duly authorized officer, does hereby certify and adopt this conveyance plat designating the hereinabove described property as WINDSONG RANCH OFFICE ADDITION, Lots 1-2, 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. VP WINDSONG INVESTMENTS LLC do 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 my hand this _____ day of _____, 2022.

VP WINDSONG INVESTMENTS LLC, a Texas limited partnership

By: _____
D. Craig Martin, President

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 D. Craig Martin, 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 _____, 2022.

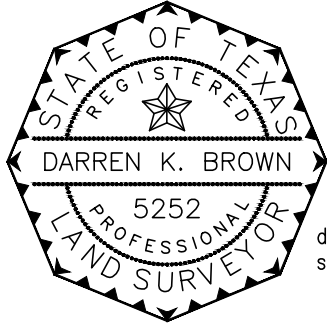
Notary Public, State of Texas

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 _____ day of _____, 2022.

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



darren.brown@
spiarsengineering.com

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 _____ day of _____, 2022.

Notary Public, State of 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.

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 good 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.

LIEN HOLDER:

TEXAS CAPITAL BANK, a Texas state bank formerly known as Texas Capital Bank, N.A.

By: _____
TOM MILLER
VICE PRESIDENT

STATE OF TEXAS §
COUNTY OF HARRIS §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Tom Miller, 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 _____, 2022

Notary Public, State of Texas

CERTIFICATE OF APPROVAL

APPROVED THIS _____ DAY OF _____, 2022,
by the Planning and Zoning Commission of the Town of Prosper,
Texas.

Town Secretary

Engineering Department

Planning Department

TOWN PROJECT NO. D22-0023
CONVEYANCE PLAT

WINDSONG RANCH
OFFICE ADDITION
LOTS 1-2, BLOCK A
A. ROBERTS SURVEY, ABSTRACT NO. 1115
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Contact: Matt Dorsett