

NOTES:

1. Bearing system based on the easterly right of way line of South Craig Road as depicted in the Conveyance Plat of Gates of Prosper, Block E, Lots 1 and 2, recorded in Volume 2019, Page 549, Plat Records, Collin County, Texas, said bearing being North 0°04'46" West.
2. According to Map No. 48085C0235 J dated June 2, 2009, of the National Flood Insurance Program Map, Flood Insurance Rate Map of Collin County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, this property is located in Zone X (unshaded) and is not within a special flood hazard area. If this site is within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.
3. 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.
4. The purpose of this Final Plat is to dedicate easements necessary for development of Lot 3B.
5. Prior to the recording of the plat, the hatched property will be placed under the ownership of GOP #3 LLC and the TxDOT easement will be released.

DEVAPP-25-0032
FINAL PLAT
GATES OF PROSPER
BLOCK B, LOT 3B
AN ADDITION TO THE TOWN OF PROSPER
12.1932 ACRES
SITUATED IN THE
JOHN YARNELL SURVEY, ABSTRACT NO. 1038
TOWN OF PROSPER, COLLIN COUNTY, TEXAS

Kimley»Horn

801 Cherry Street, Unit 11, # 1300
Fort Worth, Texas 76102 FIRM # 10194040

Tel. No. (817) 335-6511
www.kimley-horn.com

<u>Scale</u> 1" = 50'	<u>Drawn by</u> GRW	<u>Checked by</u> MCB	<u>Date</u> 5/21/2025	<u>Project No.</u> 068109074	<u>Sheet No.</u> 1 OF 2
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OWNER:
GOP #3, LLC
 1 Cowboys Way
 Frisco, TX 75034
 P (972) 497-4394
 Contact: Thomas L. Walker

ENGINEER:
Kimley-Horn and Associates
260 East Davis St., Suite 100
McKinney, TX 75034
P (469) 301-2594
Contact: Rachel Korus, P.E.

SURVEYOR:
Kimley-Horn and Associates, Inc.
801 Cherry Street, Unit 11, Suite 1300
Fort Worth, TX 76102
P (817) 335-6511
Contact: Michael C. Billingsley, R.P.L.S.

OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF COLLIN §

BEGINNING at the east end of a right-of-way corner clip at the intersection of the north right-of-way line of South Preston Road (S.H. 289) (a variable width right-of-way) and the east right-of-way line of Marketplace Drive (a variable width right-of-way);

THENCE North 45°24'28" West, along the said right-of-way corner clip, a distance of 35.10 feet to a point for the west end of the said corner clip;

THENCE along the said east right-of-way line of Marketplace Drive, the following four (4) calls:

North 00°00'00" East, a distance of 540.55 feet to a point for the beginning of a tangent curve to the left with a radius of 695.00 feet, a central angle of 00°46'22", and a chord bearing and distance of North 00°23'11" West, 9.37 feet;

In a northerly direction, with said tangent curve to the left, an arc distance of 9.37 feet to a point for corner;

North 01°22'45" West, a distance of 149.48 feet to a point for corner;

North 06°35'33" West, a distance of 125.00 feet to a point for the south end of a right-of-way corner clip at the intersection of the said east right-of-way line of Marketplace Drive and the south right-of-way line of Gates Parkway (a variable width right-of-way);

THENCE North 35°37'22" East, along the said right-of-way corner clip, a distance of 37.03 feet to the north end of said right-of-way corner clip for the beginning of a non-tangent curve to the left with a radius of 695.00 feet, a central angle of 20°54'14", and a chord bearing and distance of North 66°21'20" East, 252.16 feet;

THENCE in a northeasterly direction, along the said south right-of-way line of Gates Parkway and with said non-tangent curve to the left, an arc distance of 253.57 feet to a point for corner;

THENCE South 34°07'16" East, departing the said south right-of-way line of Gates Parkway, a distance of 31.29 feet to a point for the beginning of a tangent curve to the right with a radius of 95.00 feet, a central angle of 26°52'15", and a chord bearing and distance of South 20°41'08" East, 44.15 feet;

THENCE in a southerly direction, with said tangent curve to the right, an arc distance of 44.55 feet to a point for corner;

THENCE South 07°15'01" East, a distance of 41.30 feet to a point at the beginning of a tangent curve to the left with a radius of 95.00 feet, a central angle of 45°37'31", and a chord bearing and distance of South 30°03'46" East, 73.67 feet;

THENCE in a southeasterly direction, with said tangent curve to the left, an arc distance of 75.65 feet to a point for corner;

THENCE South 52°52'32" East, a distance of 581.63 feet to a point at the beginning of a tangent curve to the left with a radius of 250.00 feet, a central angle of 04°34'46", and a chord bearing and distance of South 55°09'55" East, 19.98 feet;

THENCE in a southeasterly direction, with said tangent curve to the left, an arc distance of 19.98 feet to a point for corner;

THENCE South 57°27'18" East, a distance of 79.10 feet to a point for corner in the said south right-of-way line of South Preston Road;

THENCE along the said south right-of-way line of South Preston Road, the following seven (7) calls:

South 27°12'09" West, a distance of 26.45 feet to a point for corner;

South 29°00'05" West, a distance of 41.07 feet to a point for corner;

North 60°59'55" West, a distance of 17.24 feet to a point for corner;

South 46°03'36" West, a distance of 504.44 feet to a point for corner;

South 89°12'09" West, a distance of 153.99 feet to a point for the beginning of a non-tangent curve to the left with a radius of 233.10 feet, a central angle of 11°42'36", and a chord bearing and distance of North 85°16'11" West, 47.56 feet;

In a westerly direction, with said non-tangent curve to the left, an arc distance of 47.64 feet to a point for corner;

South 89°11'05" West, a distance of 219.97 feet to the **POINT OF BEGINNING** and containing 531,136 square feet or 12.1932 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT **GOP #3, LLC, acting** herein by and through its duly authorized officers, does hereby certify and adopt this plat designating the herein above described property as **GATES OF PROSPER, BLOCK B, LOT 3B**, an addition to the Town of Prosper, and does hereby dedicate to the public use forever, the streets and alleys shown thereon. **GOP #3, LLC**, does herein certify the following:

- 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 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. WITNESS, my hand, this the _____ day of _____, 2025.

BY: **GOP #3, LLC**

BY:

Authorized Signature

Thomas L. Walker, CFO

STATE OF TEXAS §

COUNTY OF _____ §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Thomas L. Walker, 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 _____

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 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, 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.

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.

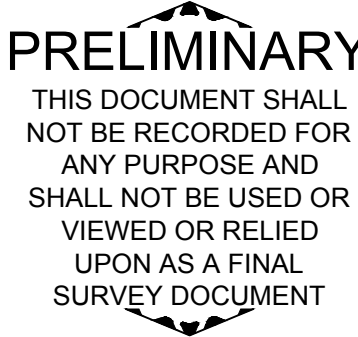
SURVEYOR'S CERTIFICATE

Know All Men By These Presents:

That I, Michael C. Billingsley, 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.

Michael C. Billingsley
Registered Professional Land Surveyor No. 6558
Kimley-Horn and Associates, Inc.
801 Cherry Street, Unit 11, Suite 1300
Fort Worth, Texas 76102
Phone 817-335-6511



STATE OF TEXAS §

COUNTY OF TARRANT §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Michael B. Marx, 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

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

OWNER:
GOP #3, LLC
1 Cowboys Way
Frisco, TX 75034
P (972) 497-4394
Contact: Thomas L. Walker

ENGINEER:
Kimley-Horn and Associates
260 East Davis St., Suite 100
McKinney, TX 75034
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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	GRW	MCB	5/21/2025	068109074	2 OF 2