

VICINITY MAP
N.T.S.

LINE TYPE LEGEND	
	BOUNDARY LINE
	ADJACENT PROPERTY LINE
	EXISTING EASEMENT LINE
	PROPOSED EASEMENT LINE
	ORIGINAL OF ACCESS LINE

LEGEND

Δ = CENTRAL ANGLE
P.O.C. = POINT OF COMMENCING
P.O.B. = POINT OF BEGINNING
IRSC = 5/8" IRON ROD W/ "KHA" CAP SET
IRFC = IRON ROD W/CAP FOUND
ADF = ALUMINUM DISC FOUND
F.A.U.D.E. = FIRE LANE, ACCESS, UTILITY, AND DRAINAGE EASEMENT
F.A. = FIRE LANE & ACCESS EASEMENT

NO.	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C8	20.00'	90°00'00"	S07°52'32"E	28.28'	31.42'
C9	30.00'	90°00'00"	N82°07'28"E	42.43'	47.12'
C10	54.00'	15°19'09"	N44°47'02"E	14.39'	14.44'
C11	30.00'	105°19'09"	N07°52'32"W	47.70'	55.14'
C12	30.00'	90°00'00"	S82°07'28"W	42.43'	47.12'
C13	30.00'	90°00'00"	N07°52'32"W	42.43'	47.12'
C14	30.00'	28°16'00"	N50°19'31"E	13.03'	13.75'
C15	54.00'	28°16'00"	N50°19'31"E	24.54'	24.78'
C16	85.00'	7°44'11"	N33°18'56"E	11.47'	11.48'
C17	5.00'	32°32'39"	N45°47'10"E	2.80'	2.84'
C18	5.00'	15°53'16"	S16°52'04"W	1.38'	1.39'
C19	61.00'	12°04'28"	S31°01'15"W	12.83'	12.88'
C20	30.00'	90°00'00"	S82°07'28"W	42.43'	47.12'
C21	30.00'	90°00'00"	N07°52'32"W	42.43'	47.12'

NOTES:

- All corners set are monumented with a 5/8 inch iron rod with red plastic cap stamped "KHA", unless otherwise noted.
- Bearing system based on the southerly right of way line of Lovers Lane as created in the Conveyance Plat of Gates of Prosper, Phase 2, an addition to the Town of Prosper, according to the plat, recorded in Volume 2019, Page 252 of the Map Records of Collin County, Texas, said bearing being North 90°00'00" East.
- 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.
- 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 Final Plat is to create Lot 7 and dedicate necessary easements for development.
- Prior to the recordation of the plat, the hatched property will be placed under the ownership of GOP #3 LLC and the TxDOT easement will be released.

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.

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 requirement, standards and specification 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.

LEGAL DESCRIPTION

WHEREAS GOP #3, LLC is the owner of a 2.0636 acre (89,892 square foot) tract of land situated in the John Yarnell Survey, Abstract No. 1038, and the Ben Renison Survey, Abstract No. 755, City of Prosper, Collin County, Texas, said tract being part of Block B, Lots 3 and 6, Gates of Prosper, Phase 3 Block B, Lots 2-6, an addition to the City of Prosper according to the plat recorded in Instrument No. _____, Official Public Records, Collin County, Texas; said tract being more particularly described as follows:

COMMENCING at a 5/8-inch iron rod with cap stamped "KHA" set at the easternmost corner of said Lot 2, and being in the northwest right-of-way line of State Highway 289 (a variable width right-of-way);

THENCE South 37°09'28" West, along the southeast line of said Block B, and along the said northwest right-of-way line of State Highway 289, a distance of 348.81 feet to a 5/8-inch iron rod with cap stamped "KHA" found;

THENCE South 44°07'24" West, continuing along the said northwest right-of-way line, and the said southeast line of Block B, a distance of 109.77 feet to a point, being at the beginning of a curve to the left with a radius of 3,128.19 feet, a central angle of 4°12'09", and a chord bearing and distance of South 34°52'40" West, 229.40 feet, and being in the northwest line of right-of-way abandoned by TxDOT in Instrument No. _____, said Official Public Records;

THENCE along the said northwest line of right-of-way abandoned by TxDOT, the following nine (9) calls:

In a southwesterly direction, departing the said southeast line of Block B, with said curve to the left, an arc distance of 229.45 feet to a 5/8-inch iron rod with cap stamped "KHA" set for the POINT OF BEGINNING, being at the beginning of a non-tangent curve to the left with a radius of 3,128.19 feet, a central angle of 0°01'09", and a chord bearing and distance of South 32°47'10" West, 1.05 feet;

In a southwesterly direction, with said non-tangent curve to the left, an arc distance of 1.05 feet to a 5/8-inch iron rod with cap stamped "KHA" set for corner;

South 31°49'07" West, a distance of 169.97 feet to a 5/8-inch iron rod with cap stamped "KHA" set for corner;

South 27°39'11" West, a distance of 154.07 feet to a 5/8-inch iron rod with cap stamped "KHA" set for corner;

South 28°16'00" West, a distance of 2.53 feet to a 5/8-inch iron rod with cap stamped "KHA" set for corner;

North 57°27'18" West, a distance of 79.05 feet to a 5/8-inch iron rod with cap stamped "KHA" set for corner, being at the beginning of a tangent curve to the right with a radius of 250.00 feet, a central angle of 04°34'46", and a chord bearing and distance of North 55°09'55" West, 19.98 feet;

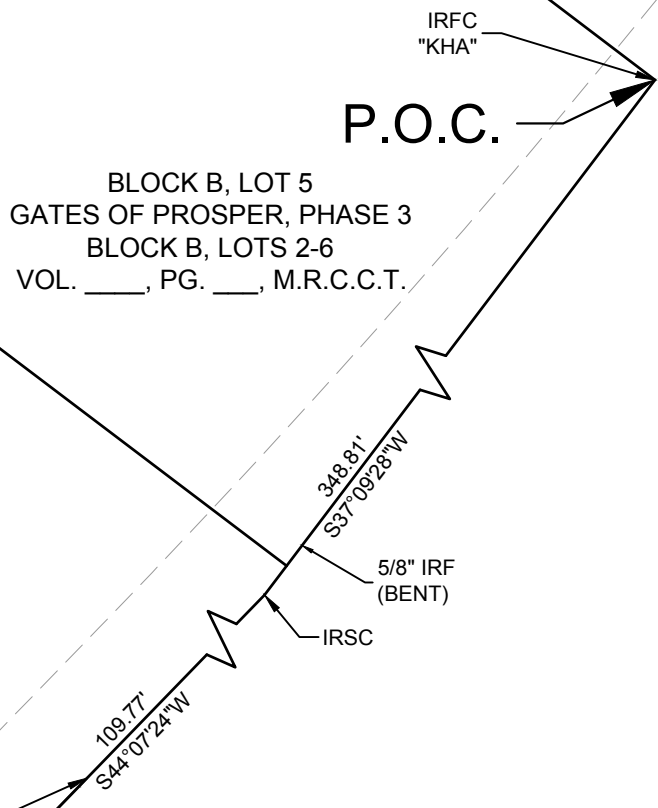
In a northwesterly direction, with said tangent curve to the right, an arc distance of 19.98 feet to a 5/8-inch iron rod with cap stamped "KHA" set for corner;

North 52°52'32" West, a distance of 30.44 feet to a 5/8-inch iron rod with cap stamped "KHA" set for corner;

North 52°52'32" West, at a distance of 0.55 feet passing the southeast line of Lot 3, said Block B, and continuing in all a total distance of 165.88 feet to a 5/8-inch iron rod with cap stamped "KHA" set for corner;

THENCE North 37°07'28" East, at a distance of 20.00 feet passing the west corner of said Lot 6, and continuing along the northwest line of said Lot 6 in all a total distance of 331.86 feet to a 5/8-inch iron rod with cap stamped "KHA" set for corner;

THENCE South 52°52'32" East, departing the said northwest line, at a distance of 216.51 feet passing the southeast line of said Lot 6, and continuing in all a total distance of 253.54 feet to the POINT OF BEGINNING and containing 89,892 square feet or 2.0636 acres of land, more or less.



NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT WHEREAS, GOP #3, LLC, acting herein by and through its duly authorized officer, does hereby certify and adopt this final plat designating the herein above described property as GATES OF PROSPER, PHASE 3, BLOCK B, LOT 7, 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:

- 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 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 _____ day of _____, 2024.

BY: GOP #3, LLC

BY:

Authorized Signature

Tom Walker, Treasurer

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 Tom 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 _____, 2024.

Notary Public, State of Texas

CERTIFICATE OF APPROVAL

Approved this _____ day of _____, 2024 by the Planning & Zoning Commission of the Town of Prosper, Texas.

Town Secretary

Engineering Department

Development Services Department

SURVEYOR'S CERTIFICATE

Know All Men By These Presents:

That I, Michael Cleo 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 _____ day of _____, 2024.

Michael Cleo Billingsley
Registered Professional Land Surveyor No. 6558
Kimley-Horn and Associates, Inc.
801 Cherry Street, Unit 11, Suite 1300
Fort Worth, Texas 76102
Ph. 817-335-6511
michael.billingsley@kimley-horn.com

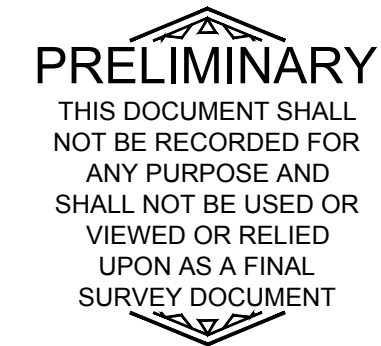
STATE OF TEXAS \$

COUNTY OF COLLIN \$

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared 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 _____, 2024.

Notary Public, State of Texas



DEVAPP-24-0114
FINAL PLAT
GATES OF PROSPER, PHASE 3,
BLOCK B, LOT 7
2.0636 ACRES
JOHN YARNELL SURVEY, ABSTRACT NO. 1038
BEN RENISON SURVEY, ABSTRACT NO. 755
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

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 30'	GRW	MCB	11/6/2024	060008600	1 OF 1

NO.	BEARING	LENGTH
L35	S37°07'28"W	42.00'
L36	S52°52'32"E	94.38'
L37	N37°07'28"E	9.81'
L38	N52°52'32"W	87.37'
L39	N52°52'32"W	80.41'
L40	N37°07'28"E	9.81'
L41	N63°23'33"E	24.85'
L42	N37°07'28"E	203.38'
L43	S37°07'28"W	156.80'
L44	N52°52'32"W	194.08'
L45	N37°07'28"E	169.81'
L46	N37°07'28"E	9.17'
L47	S52°52'32"E	70.28'
L48	S52°52'32"E	22.88'
L49	N37°07'28"E	10.00'
L50	N52°52'32"W	14.40'
L51	N37°07'28"E	59.52'
L52	S37°07'28"W	54.06'
L53	N37°07'28"E	140.59'
L54	N82°07'28"E	63.71'
L55	N37°07'28"E	22.62'
L56	S37°07'28"W	16.41'
L57	S82°07'28"W	63.71'
L58	S37°07'28"W	146.47'
L59	S52°52'32"E	23.02'
L60	S37°07'28"W	18.00'
L61	N52°52'32"W	23.02'
L62	S44°07'24"W	69.21'
L63	S40°37'20"W	60.12'
L63	S44°07'24"W	88.80'
L64	S37°07'28"W	23.88'
L65	S42°38'52"W	64.53'
L66	S44°07'24"W	87.64'
L67	S44°07'24"W	61.01'
L68	S39°00'31"W	188.93'

PRIOR TO RECORDATION OF THE PLAT, COPIES OF THIS HATCHED PROPERTY WILL BE PLACED IN THE TxDOT EASEMENT (VOL. 628, PG. 322) AND BE RELEASED.

PRESTON ROAD
(STATE HWY 289)
(VARIABLE WIDTH RIGHT-OF-WAY)
(VOL. 628, PG. 324)