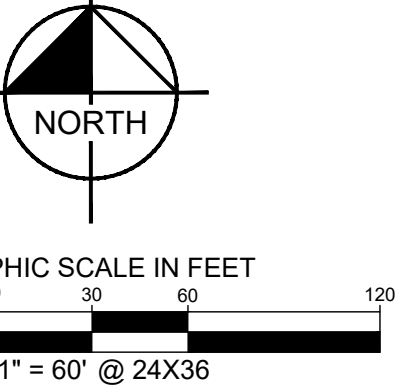
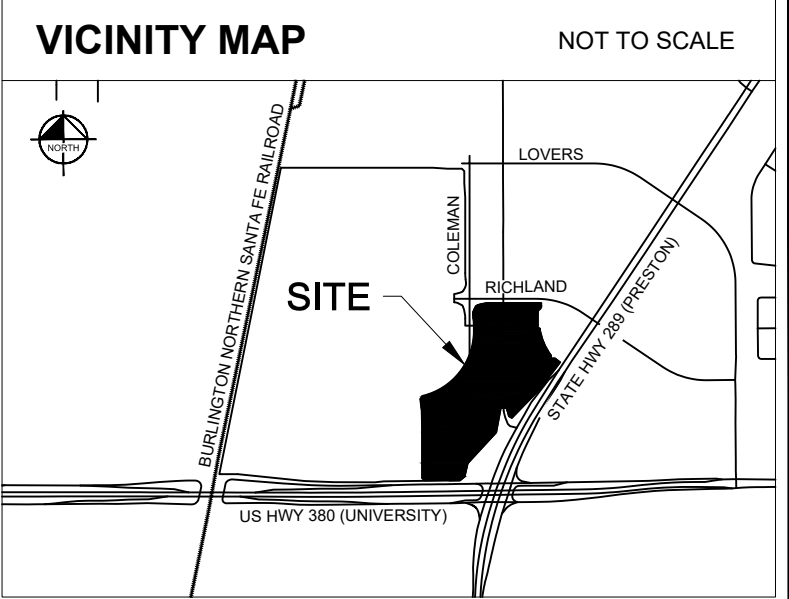


Previously Approved Conveyance Plat



LEGEND	
---	BOUNDARY LINE
---	EASEMENT LINE
---	PROPERTY LINE
ADP	ALUMINUM DISK MONUMENT FOUND
IRF	IRON ROD FOUND
IRFC	IRON ROD FOUND WITH CAP
IRSC	IRON ROD SET WITH CAP
TXDOT	TEXAS DEPARTMENT OF TRANSPORTATION
VF	"V" CUT FOUND
XF	"X" CUT FOUND
XS	"X" CUT SET
D.R.C.C.T.	DEED RECORDS OF COLLIN COUNTY, TEXAS
M.R.C.C.T.	MAP RECORDS OF COLLIN COUNTY, TEXAS
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS
D.E.	DRAINAGE EASEMENT
F.A.U.D.E.	FIRELANE ACCESS, DRAINAGE & UTILITY EASEMENT
H.B.T.E.	HIKE & BIKE TRAIL EASEMENT
L.P.A.E.	LANDSCAPE & PUBLIC ACCESS EASEMENT
S.E.	STREET EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
U.E.	UTILITY EASEMENT
W.E.	WATER EASEMENT



- 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.
 - 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.

REVISED CONVEYANCE PLAT GATES OF PROSPER, PHASE 3 BLOCK B, LOTS 2 - 6

AN ADDITION TO THE TOWN OF PROSPER

32.857 ACRES SITUATED IN THE
BEN RENISON SURVEY, ABSTRACT NO. 755, & THE JOHN
YARNELL SURVEY, ABSTRACT NO. 1038
TOWN OF PROSPER, COLLIN COUNTY, TEXAS

December - 2023
CASE # DEVAPP-23-0209

Kimley»Horn

6160 Warren Parkway, Suite 210
Frisco, Texas 75034
FIRM # 10193822
Tel. No. (972) 335-3580
Fax No. (972) 335-3779

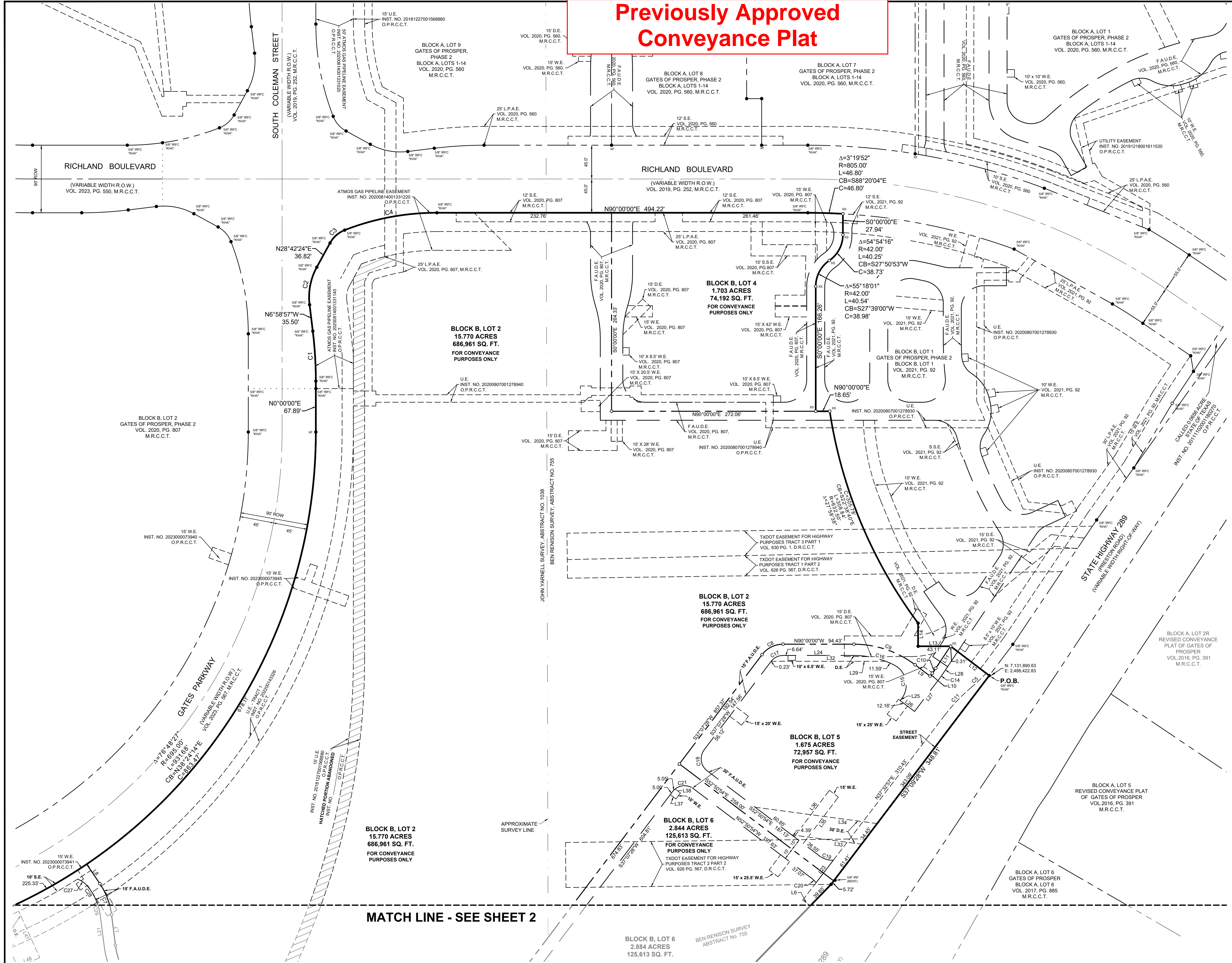
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	JMH	KHA	12/12/2023	068109030	1 OF 3

SURVEYOR:
Kimley-Horn and Associates, Inc.
5750 Genesis Court, Suite 200
Frisco, TX 75034
P (972) 335-3580
F (972) 335-3779
Contact: Michael B. Marx, R.P.L.S.

ENGINEER:
Kimley-Horn and Associates, Inc.
260 East Davis Street, Suite 100
McKinney, TX 75069
P (469) 301-2580
Contact: Rachel Korus, P.E.

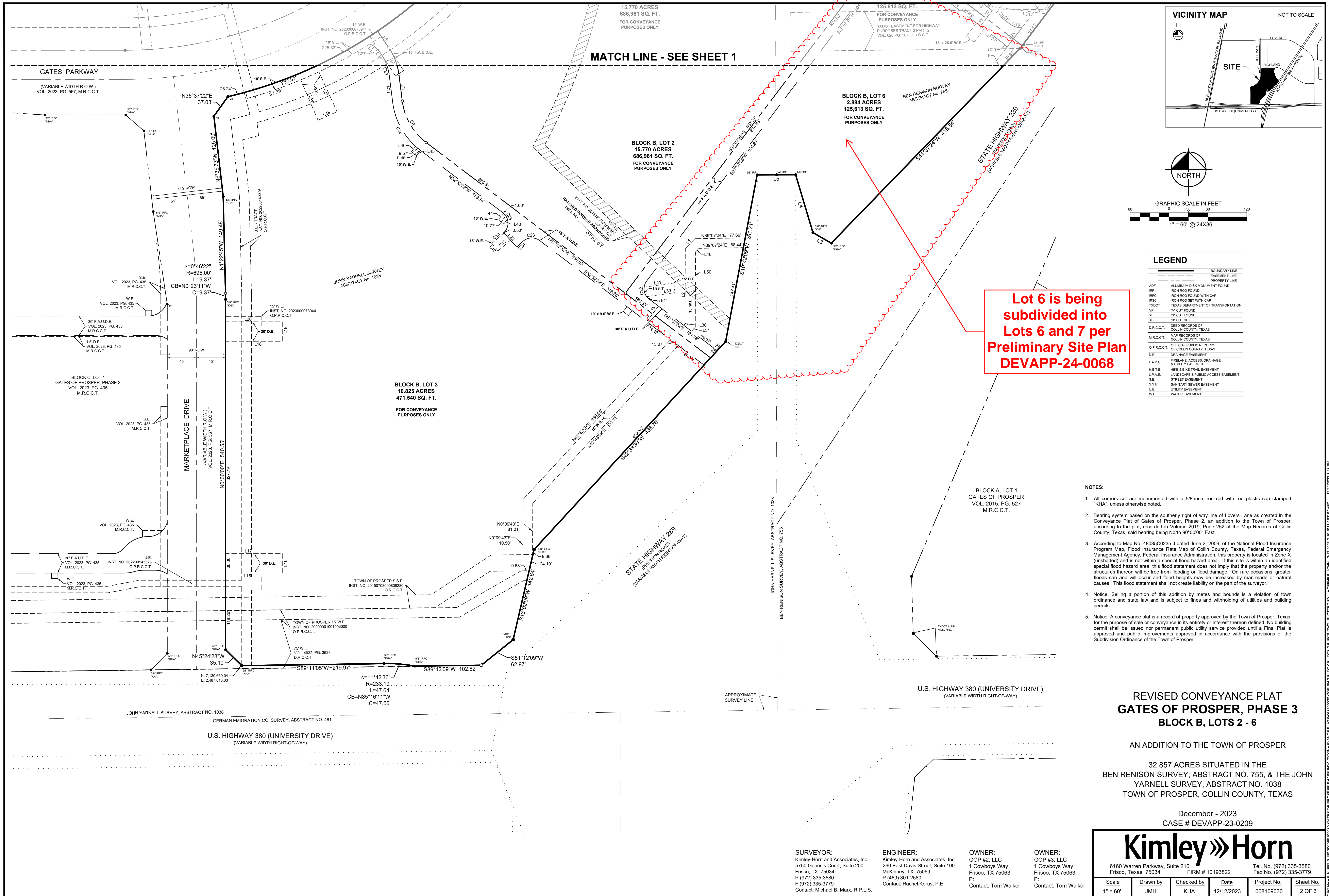
OWNER:
GOP #2, LLC
1 Cowboys Way
Frisco, TX 75063
P:
Contact: Tom Walker

OWNER:
GOP #3, LLC
1 Cowboys Way
Frisco, TX 75063
P:
Contact: Tom Walker



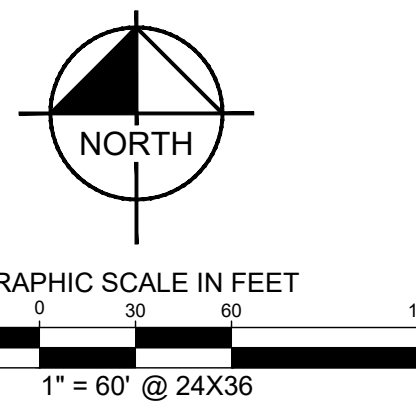
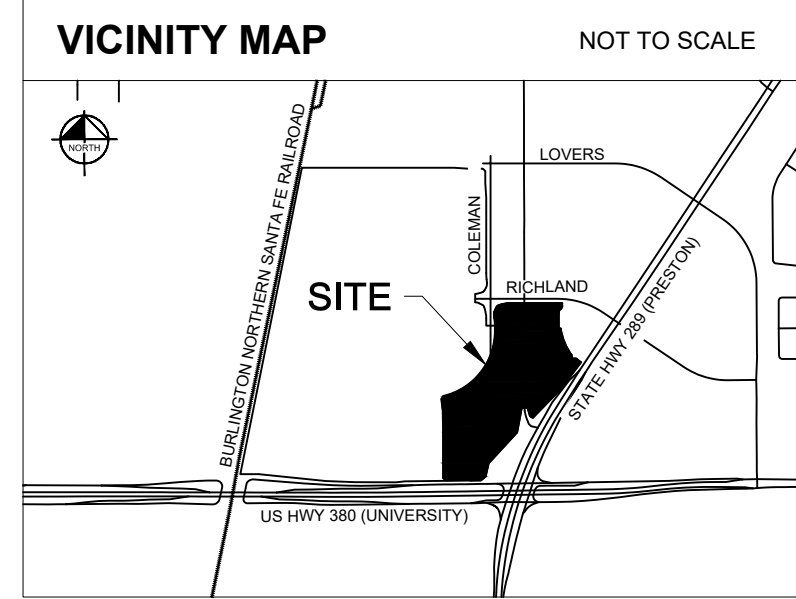
MATCH LINE - SEE SHEET 2

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MATCH LINE - SEE SHEET 1

Lot 6 is being subdivided into Lots 6 and 7 per Preliminary Site Plan DEVAPP-24-0068



LEGEND

—	BOUNDARY LINE
- - -	EASEMENT LINE
- · - · -	PROPERTY LINE
ADP	ALUMINUM DISK MONUMENT FOUND
IRF	IRON ROD FOUND
IRFC	IRON ROD FOUND WITH CAP
IRSC	IRON ROD SET WITH CAP
TADOT	TEXAS DEPARTMENT OF TRANSPORTATION
LF	"X" CUT FOUND
XF	"X" CUT FOUND
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D.R.C.C.T.	DEED RECORDS OF COLLIN COUNTY, TEXAS
M.R.C.C.T.	MAP RECORDS OF COLLIN COUNTY, TEXAS
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS
D.E.	DRAINAGE EASEMENT
F.A.D.U.E.	FIRELANE ACCESS, DRAINAGE & UTILITY EASEMENT
H.B.T.E.	HIKE & BIKING TRAIL EASEMENT
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S.E.	STREET EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
U.E.	UTILITY EASEMENT
W.E.	WATER EASEMENT

- NOTES:**
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 - 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.
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**REVISED CONVEYANCE PLAT
GATES OF PROSPER, PHASE 3
BLOCK B, LOTS 2 - 6**

AN ADDITION TO THE TOWN OF PROSPER
32.857 ACRES SITUATED IN THE
BEN REINSON SURVEY, ABSTRACT NO. 755, & THE JOHN
YARNELL SURVEY, ABSTRACT NO. 1038
TOWN OF PROSPER, COLLIN COUNTY, TEXAS

December - 2023
CASE # DEVAPP-23-0209

Kimley»Horn

6160 Warren Parkway, Suite 210
Frisco, Texas 75034
FIRM # 10193822
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SURVEYOR:
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OWNER:
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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	JMH	KHA	12/12/2023	068109030	2 OF 3

D:\WORK\2023\DEVAPP-23-0209-GATES OF PROSPER PHASE 3 DEVAPP-23-0209-GATES OF PROSPER PHASE 3 BLOCK B LOTS 2-6 RCP.DWG PLOTTED BY: HOEFEL, JOHN 12/12/2023 3:19 PM LAST SAVED: 12/12/2023 3:18 PM

OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF COLLIN §

WHEREAS, GOP #2, LLC, and GOP #3, LLC, are the owners of a tract of land situated in the Ben Renison Survey, Abstract No. 755, and the John Yarnell Survey, Abstract No. 1038, Town of Prosper, Collin County, Texas, and being a portion of Block B, Lot 2, Gates of Prosper, Phase 2, block B, Lots 1 & 2, as recorded in Volume 2020, Page 807, Map Records, Collin County, Texas, and being all of a called 4.448-acre tract, described as Tract 2, as described in a deed to GOP #2 LLC, as recorded in Instrument Number 20190605000641620, Official Public Records, Collin County, Texas, and all of a called 10.968-acre tract described as Tract 3, a called 12.606-acre tract described as Tract 4, and a called 9.281-acre tract described as Tract 5, all described in a deed to GOP #3 LLC, as recorded in Instrument Number 20220126000138830, Official Public Records, Collin County, Texas, and being more particularly described by metes and bounds as follows;

BEGINNING at a 5/8-inch iron rod with red plastic cap stamped "KHA" found for the southernmost corner of Block B, Lot 1, Gates of Prosper, Phase 2, Block B, Lot 1, an addition to the Town of Prosper, as recorded in Volume 2021, Page 92, said Map Records, common to the easternmost corner of said Lot 2, same being on the westerly right-of-way line of State Highway 289 (also known as Preston Road)(variable width right-of-way);

THENCE along the common line of said Lot 2 and said Preston Road the following courses and distances:

South 37°09'28" West, a distance of 348.81 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner;

South 44°07'24" West, a distance of 418.54 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner;

North 00°08'40" West, a distance of 32.61 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner;

North 16°37'20" West, a distance of 93.29 feet to a 5/8-inch iron rod found for corner;

South 89°43'04" West, a distance of 59.48 feet to a 5/8-inch iron rod found for corner;

South 10°42'09" West, a distance of 261.71 feet to a 3.25-inch aluminum disk "Texas Department of Transportation Right-of-Way Monument" found for corner;

South 42°38'30" West, a distance of 436.76 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner;

South 13°02'09" West, a distance of 142.64 feet to a 3.25-inch aluminum disk "Texas Department of Transportation Right-of-Way Monument" found for the north corner of a corner clip at said Preston Road and United States Highway 380 (also known as University Drive)(variable width right-of-way);

THENCE South 51°12'09" West, along said corner clip, a distance of 62.97 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for the south corner of said corner clip;

THENCE along the common line of said Block B, Lot 2, and said University Drive the following courses and distances:

South 89°12'09" West, a distance of 102.62 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner at 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 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;

South 89°11'05" West, a distance of 219.97 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for the southerly corner of a corner clip at the intersection of the northerly right-of-way line of said University Drive and Marketplace Drive (variable width right-of-way)(Volume 2023, Page 567, said Map Records);

THENCE North 45°24'28" West, along said corner clip, a distance of 35.10 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for the north corner of said corner clip;

THENCE along the easterly right-of-way line of said Marketplace Drive the following courses and distances:

North 00°00'00" East, a distance of 540.55 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner at 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 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner;

North 01°22'45" West, a distance of 149.48 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;

North 06°35'33" West, a distance of 125.00 feet to a "V" cut in concrete for the south corner of a corner clip at the easterly right-of-way line of said Marketplace Drive and the Gates Parkway (variable width right-of-way)(Volume 2023, Page 567, said Map Records);

THENCE North 35°37'22" East, along said corner clip, a distance of 37.03 feet to an "X" cut in concrete for the north corner of said corner clip, same being at the beginning of a non-tangent curve to the left with a radius of 695.00 feet, a central angle of 76°48'27", and a chord bearing and distance of North 38°24'14" East, 863.47 feet;

THENCE along the southerly right-of-way line of said Gates Parkway the following courses and distances:

In a northerly direction, with said non-tangent curve to the left, an arc distance of 931.68 feet to an "X" cut in concrete for corner;

North 00°00'00" East, a distance of 67.89 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner, same being at the beginning of a tangent curve to the left with a radius of 546.00 feet, a central angle of 06°58'57", and a chord bearing and distance of North 03°29'29" West, 66.50 feet;

In a northerly direction, with said tangent curve to the left, an arc distance of 66.54 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for the south corner of a corner clip at the intersection of the easterly right-of-way line of said Gates Parkway and the southerly right-of-way line of the aforementioned Richland Parkway;

THENCE North 06°58'57" West, along said corner clip, a distance of 35.50 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for the north corner of said corner clip, same being at the beginning of a tangent curve to the right with a radius of 83.00 feet, a central angle of 35°41'21", and a chord bearing and distance of North 10°51'43" East, 50.87 feet;

THENCE along the southerly right-of-way line of said Richland Boulevard the following courses and distances:

In a northerly direction, with said tangent curve to the right, an arc distance of 51.70 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;

North 28°42'24" East, a distance of 36.82 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner, same being at the beginning of a tangent curve to the right with a radius of 38.00 feet, a central angle of 39°59'13", and a chord bearing and distance of North 48°42'00" East, 25.99 feet;

In an easterly direction, with said tangent curve to the right, an arc distance of 26.52 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner same being at the beginning of a compound curve to the right with a radius of 338.00 feet, a central angle of 21°18'24", and a chord bearing and distance of North 79°20'48" East, 124.97 feet;

In an easterly direction, with said compound curve to the right, an arc distance of 125.69 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;

North 90°00'00" East, a distance of 494.22 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner, same being at the beginning of a tangent curve to the right with a radius of 805.00 feet, a central angle of 3°19'52", and a chord bearing and distance of South 88°20'04" East, 46.80 feet;

In an easterly direction, with said tangent curve to the right, an arc distance of 46.80 feet to an "X" cut in concrete set for the north common corner of said Lot 2 and the aforementioned Lot 1;

THENCE departing the southerly right-of-way line of said Richland Boulevard and along the common line of said Lots 1 and 2 the following courses and distances:

South 00°00'00" East, a distance of 27.94 feet to an "X" cut in concrete set at the beginning of a non-tangent curve to the right with a radius of 42.00 feet, a central angle of 54°54'16", and a chord bearing and distance of South 27°50'53" West, 38.73 feet;

In a southerly direction, with said non-tangent curve to the right, an arc distance of 40.25 feet to an "X" cut in concrete set at the beginning of a reverse curve to the left with a radius of 42.00 feet, a central angle of 55°18'01", and a chord bearing and distance of South 27°39'00" West, 38.98 feet;

In a southerly direction, with said reverse curve to the left, an arc distance of 40.54 feet to an "X" cut in concrete set for corner;

South 00°00'00" East, a distance of 166.26 feet to an "X" cut in concrete set for corner;

North 90°00'00" East, a distance of 18.65 feet to an "X" cut in concrete set at the beginning of a non-tangent curve to the left with a radius of 632.50 feet, a central angle of 27°58'38", and a chord bearing and distance of South 22°38'40" East, 305.78 feet;

In a southerly direction, with said non-tangent curve to the left, an arc distance of 308.84 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;

South 00°00'00" East, a distance of 30.75 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;

North 90°00'00" East, a distance of 43.41 feet to an "X" cut in concrete set for corner;

South 52°46'40" East, a distance of 64.55 feet to the POINT OF BEGINNING and containing 1,431.263 square feet or 32.857 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT WHEREAS, GOP #2, LLC, and GOP #3, LLC, acting herein by and through its duly authorized officer, does hereby certify and adopt this final plat designing the herein above described property as GATES OF PROSPER, PHASE 3, BLOCK B, LOTS 2 - 6, an addition to the Town of Prosper, and does hereby dedicate to the public use forever, the streets and alleys shown thereon. GOP #2, LLC, and GOP #3, LLC, do herein certify the following:

- 1. The streets and alleys are dedicated for street and alley 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 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.
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.

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 _____, 2023.

BY: GOP #2, LLC

BY:

Authorized Signature

Tom Walker, CFO

Printed Name and Title

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 _____, 2023.

Notary Public, State of Texas

BY: GOP #3, LLC

BY:

Authorized Signature

Tom Walker, CFO

Printed Name and Title

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 _____, 2023.

Notary Public, State of Texas

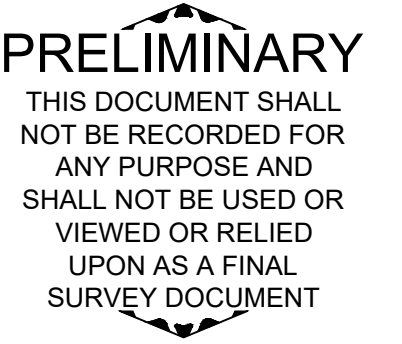
SURVEYOR'S CERTIFICATE

Know All Men By These Presents:

That I, Michael B. Marx, 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 _____, 2023.

Michael B. Marx
Registered Professional Land Surveyor No. 5181
Kimley-Horn and Associates, Inc.
6160 Warren Pkwy., Suite 210
Frisco, Texas 75034
Phone 972-335-3580
Fax 972-335-3779



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 _____, 2023.

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

Table with 5 columns: CURVE TABLE (NO., DELTA, RADIUS, LENGTH, CHORD BEARING, CHORD) and CURVE TABLE (NO., DELTA, RADIUS, LENGTH, CHORD BEARING, CHORD). Rows C1 to C20.

Table with 3 columns: LINE TABLE (NO., BEARING, LENGTH), LINE TABLE (NO., BEARING, LENGTH), LINE TABLE (NO., BEARING, LENGTH). Rows L1 to L20.

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 us 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.

STREET EASEMENT

The area or areas shown on the plat as "Street Easement" are hereby given and granted to the Town of Prosper (Called "Town") its successor and assigns, as an easement to construct, reconstruct, operate, repair, re-build, replace, relocate, alter, remove and perpetually maintain street and highway facilities, together with all appurtenances and incidental improvements, in, upon and across certain real property owned by Grantor. Appurtenances and incidental improvements include, but are not limited to, curbs, gutters, inlets, aprons, traffic signs with or without attached flashing lights, guard rails, sidewalks, buried conduits, buried Town utilities, and underground franchise utilities. Street Easements shall remain accessible at all times and shall be maintained by the Owners of the lot or lots that are traversed by, or adjacent to, the Street Easement. After doing any work in connection with the construction, operation or repair of the street and highway facilities, the Town shall restore the surface of the Street Easements as close to the condition in which it was found before such work was undertaken as is reasonably practicable, except for trees, shrubs and structures within the Street Easement that were removed as a result of such work.

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P:
Contact: Tom Walker

REVISED CONVEYANCE PLAT
GATES OF PROSPER, PHASE 3
BLOCK B, LOTS 2 - 6

AN ADDITION TO THE TOWN OF PROSPER

32.857 ACRES SITUATED IN THE
BEN RENISON SURVEY, ABSTRACT NO. 755, & THE JOHN
YARNELL SURVEY, ABSTRACT NO. 1038
TOWN OF PROSPER, COLLIN COUNTY, TEXAS

December - 2023
CASE # DEVAPP-23-0209



Table with 6 columns: Scale, Drawn by, Checked by, Date, Project No., Sheet No. Values: N/A, JMH, KHA, 12/12/2023, 068109030, 3 OF 3