

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
XC	"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 - 7**

AN ADDITION TO THE TOWN OF PROSPER

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

November - 2024
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
P. (972) 497-4367
Contact: Tom Walker

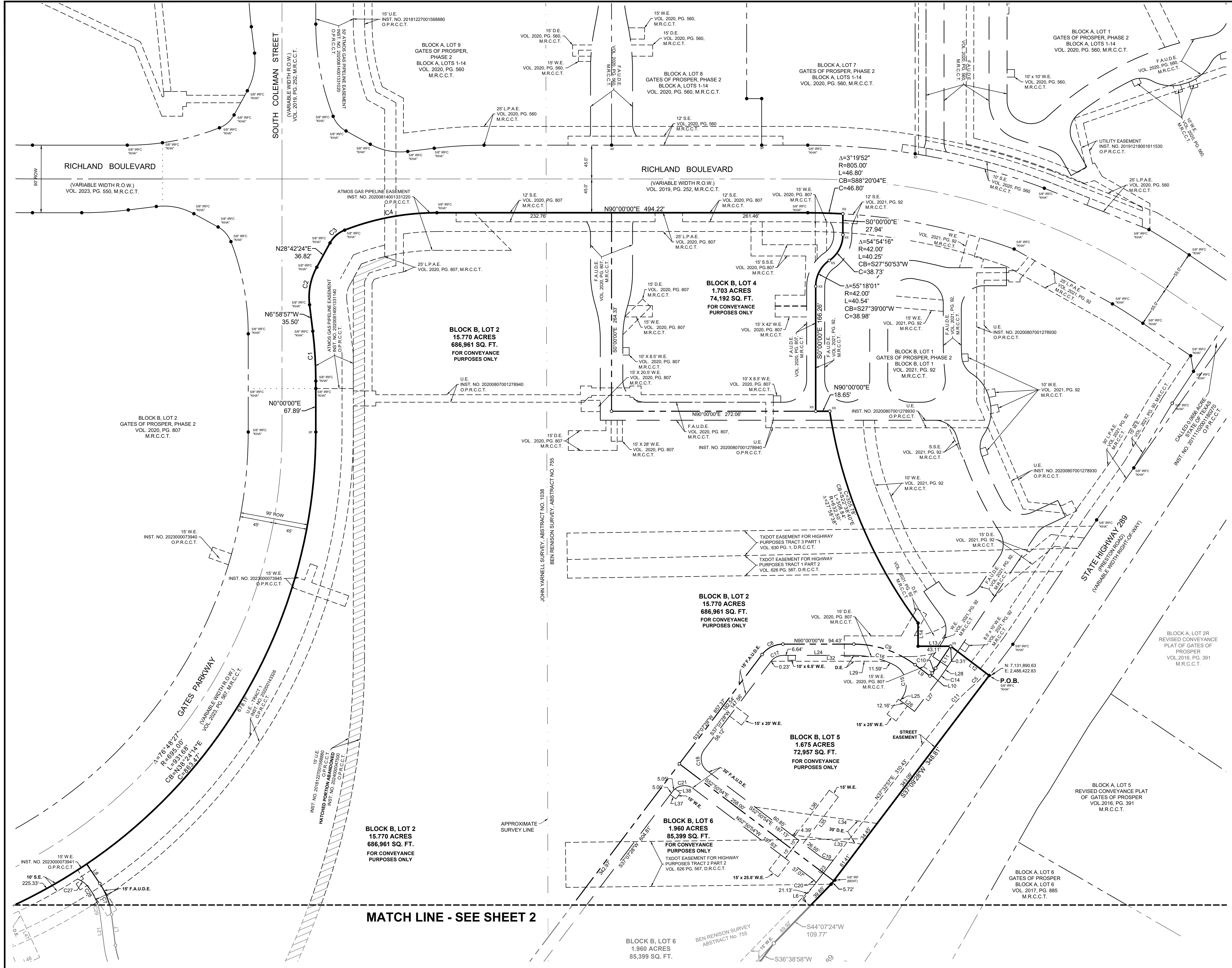
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	JMH	KHA	11/05/2024	068109030	1 OF 3

SURVEYOR:
Kimley-Horn and Associates, Inc.
6160 Warren Pkwy., Suite 210
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
F (972) 335-3779
Contact: Rachel Korus, P.E.

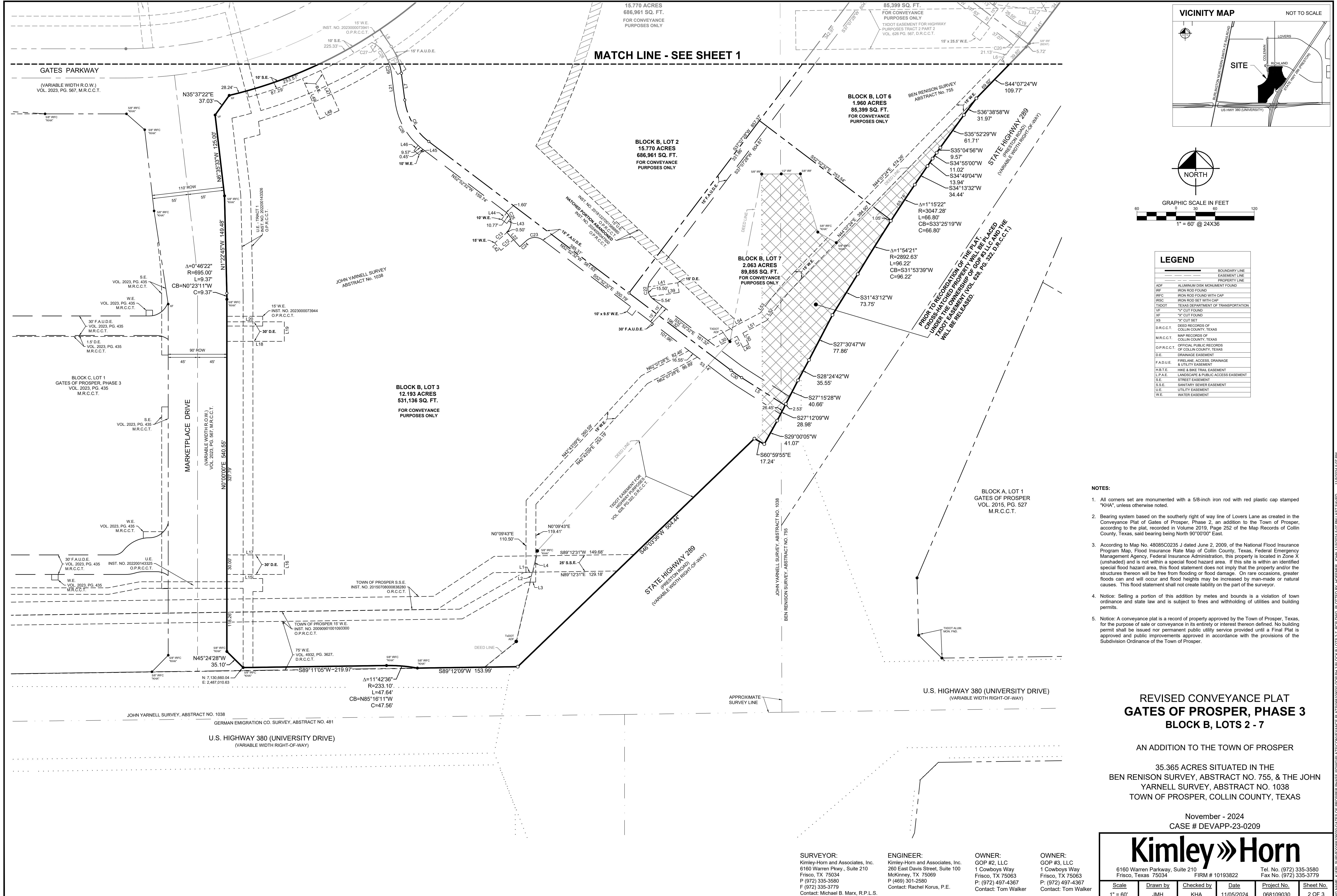
OWNER:
GOP #2, LLC
1 Cowboys Way
Frisco, TX 75063
P (972) 497-4367
Contact: Tom Walker

OWNER:
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1 Cowboys Way
Frisco, TX 75063
P (972) 497-4367
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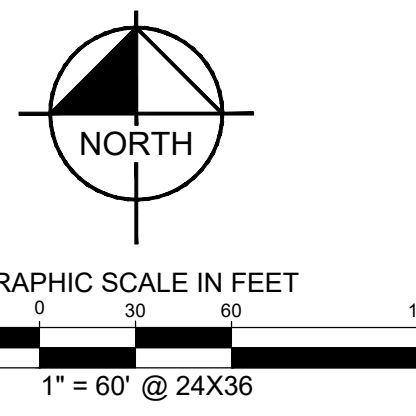
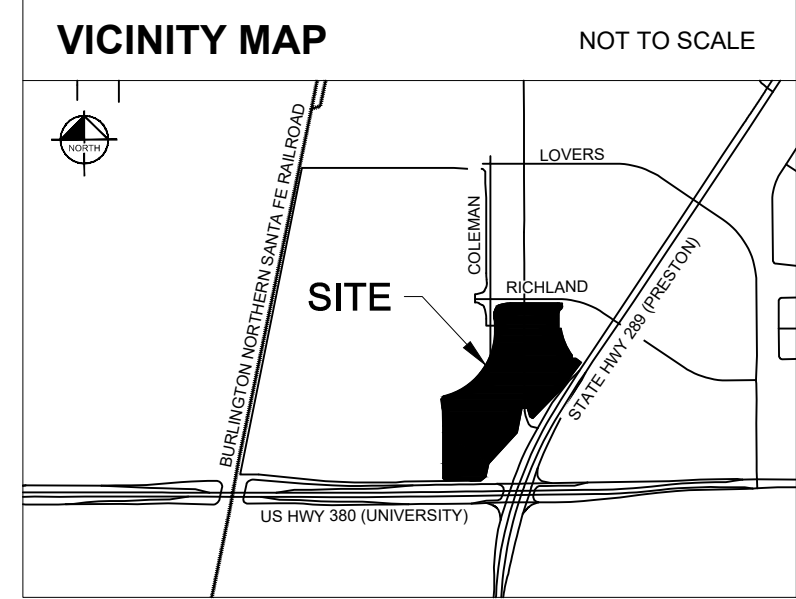


MATCH LINE - SEE SHEET 2

D:\WORK\2024\DEVAPP-23-0209\GATES OF PROSPER PHASE 3\CONVEYANCE PLAT\958109030\GOP#13\BLOCK B\LOTS 2-7_NCP_DRAWN.PLOT BY: HOFENR, JOHN 11/05/2024 5:07 PM LAST SAVED 11/05/2024 5:07 PM



MATCH LINE - SEE SHEET 1



LEGEND

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- - -	EASEMENT LINE
---	PROPERTY LINE
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BLOCK B, LOTS 2 - 7**

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CASE # DEVAPP-23-0209

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1" = 60'	JMH	KHA	11/05/2024	068109030	2 OF 3

DWG NAME: K:\P\FW_SURVEY\1038_09030-GATES OF PROSPER PHASE 3 REVISED CONVEYANCE PLAT\908109030-GOP#13 BLOCK B LOTS 2-7_TCF.DWG PLOTTED BY: HOFENRER, JOHN 11/05/2024 5:07 PM LAST SAVED: 11/05/2024 5:07 PM

