

- 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 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 2018, Page 549, Plat Records, Collin County, Texas, said bearing being North 0°04'46" West.
 - 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.
 - Landscape easements shall be required when a final platting of the lots within this conveyance plat are prepared.
 - 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.

FINAL PLAT
GATES OF PROSPER
BLOCK E, LOTS 3 AND 4
AN ADDITION TO THE TOWN OF PROSPER

4.164 ACRES (GROSS)

SITUATED IN THE
ED BRADLEY SURVEY, ABSTRACT NO. 86
TOWN OF PROSPER, COLLIN COUNTY, TEXAS
JULY, 2023
CASE # DEVAPP-23-0015

Kimley»Horn

6160 Warren Parkway, Suite 210
Frisco, Texas 75034
Tel. No. (972) 335-3580
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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 50'	JCC	KHA	JULY, 2023	068109074	1 OF 2

OWNER:
183 Land Corporation
1 Cowboys Way
Frisco, TX 75034

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
6160 Warren Pkwy, Suite 210
Frisco, TX 75034
P (972) 335-3580
Contact: Michael B. Marx, R.P.L.S.

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	89°54'43"	30.00'	47.08'	N45°02'07"W	42.39'
C2	90°05'01"	30.00'	47.17'	S44°57'45"W	42.46'
C3	90°00'00"	30.00'	47.12'	N44°55'14"E	42.43'
C4	44°32'36"	30.00'	23.32'	S67°37'41"E	22.74'
C5	45°01'38"	30.33'	23.83'	S67°19'38"W	23.22'
C6	89°49'18"	30.00'	47.03'	N44°59'24"W	42.36'
C7	56°39'21"	54.00'	53.40'	S28°24'26"E	51.25'
C8	56°39'21"	30.00'	29.66'	S28°24'26"E	28.47'
C9	98°55'17"	54.00'	93.23'	N73°48'15"E	62.08'
C10	98°55'17"	30.00'	51.80'	N73°48'15"E	45.60'
C11	90°00'00"	30.00'	47.12'	S69°20'36"W	42.43'
C12	2°45'29"	30.00'	1.44'	N64°16'39"W	1.44'
C13	4°53'43"	30.00'	2.56'	S68°06'15"E	2.56'
C14	90°00'00"	30.00'	47.12'	S20°39'24"E	42.43'
C15	113°28'20"	30.00'	59.41'	N32°23'34"W	50.17'
C16	9°22'42"	1507.50'	246.75'	N28°57'14"E	246.47'
C17	9°22'42"	1492.50'	244.29'	N28°57'14"E	244.02'

LINE TABLE			LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	N00°40'17"W	28.71'	L21	S65°39'24"E	18.38'	L41	N24°20'59"E	9.66'
L2	N89°19'43"E	63.37'	L22	S65°39'24"E	17.50'	L42	S24°20'36"W	9.25'
L3	S89°53'59"E	2.23'	L23	S24°20'36"W	15.00'	L43	S69°20'36"W	27.43'
L4	N89°54'03"W	1.90'	L24	N65°39'24"W	17.50'	L44	N65°39'24"W	10.26'
L5	N65°39'24"W	20.28'	L25	N65°39'24"W	15.00'	L45	N65°39'24"W	14.10'
L6	N65°39'24"W	19.13'	L26	N24°20'36"E	15.00'	L46	S84°20'36"W	31.39'
L7	S89°55'14"W	53.25'	L27	S65°39'24"E	15.00'	L47	S44°55'14"W	8.85'
L8	S89°55'14"W	53.25'	L28	N65°39'24"W	15.00'	L48	N00°04'46"W	16.57'
L9	S89°19'43"W	9.63'	L29	N24°20'36"E	15.00'	L49	N00°04'46"W	3.89'
L10	N00°40'17"W	10.00'	L30	S65°39'24"E	15.00'	L50	N65°39'24"W	9.42'
L11	N89°19'43"E	9.27'	L31	S65°39'24"E	13.88'	L51	N25°27'13"E	21.33'
L12	S45°16'26"E	3.46'	L32	S24°20'36"W	15.00'	L52	N33°38'35"E	22.78'
L13	N89°55'14"E	15.00'	L33	N65°39'24"W	13.88'	L53	N78°38'35"E	6.47'
L14	S00°04'46"E	15.00'	L34	N65°39'24"W	4.75'	L54	N33°38'35"E	49.86'
L15	S89°55'14"W	15.00'	L35	N24°20'36"E	10.00'	L55	N33°38'35"E	29.19'
L16	N89°55'14"E	15.00'	L36	S65°39'24"E	4.75'	L56	N78°38'35"E	6.47'
L17	S00°04'46"E	15.00'	L37	S65°39'22"E	36.38'	L57	N33°38'35"E	43.65'
L18	S89°55'14"W	15.00'	L38	S65°44'07"E	36.40'			
L19	S65°39'24"E	20.40'	L39	S65°39'24"E	5.16'			
L20	N24°20'36"E	16.52'	L40	N65°39'24"W	23.97'			

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

BEING a tract of land situated in the Ed Bradley Survey, Abstract No. 86, Town of Prosper, Collin County, Texas and being all of Lots 3 and 4, Block E, Gates of Prosper, Block E, Lots 3 and 4, an addition to the Town of Prosper, Texas, according to the Conveyance Plat thereof recorded in Volume _____, Page _____, Plat Records, Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 3/4-inch iron rod found for the southeast corner of said Lot 4, common to the south corner of a corner clip at the intersection of the westerly right-of-way line of State Highway No. 289 (South Preston Road)(variable width public right-of-way) and the easterly right-of-way line of South Craig Road (variable width public right-of-way), from which a brass disk found for witness bears North 39°28'57" West, 2.31 feet;

THENCE North 57°04'42" West, along said corner clip and the southerly line of said Lot 4, a distance of 96.61 feet to a 3/4-inch iron rod found for the southwest corner of said Lot 4, common to the north corner of said corner clip, from which a brass disk found for witness bears North 14°0'142" East, 0.52 feet;

THENCE North 00°55'41" West, along the common line of said Lot 4 and said South Craig Road, a distance of 205.74 feet to a 3/4-inch iron rod found for corner;

THENCE North 16°53'41" West, continuing along said common line, passing at distance of 48.95 feet the westernmost northwest corner of said Lot 4, common to the southernmost southwest corner of said Lot 3, and continuing along the same course and along the common line of said Lot 3 and said South Craig Road, for a total distance of 60.60 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for the westernmost southwest corner of said Lot 3;

THENCE North 00°04'46" West, continuing along said common line, a distance of 352.71 feet to an "X" cut found in concrete for the northwest corner of said Lot 3, common to the southwest corner of Lot 2, Block E, Gates of Prosper, Block E, Lots 2 and 3, an addition to the Town of Prosper, Texas, according to the Conveyance Plat thereof recorded in Volume 2021, Page 202, said Plat Records;

THENCE departing the easterly right of way line of said South Craig Road and along the common line of said Lots 2 and 3 the following courses and distances:

South 89°59'22" East, a distance of 369.23 feet to an "X" cut found in concrete for corner;

North 24°20'45" East, a distance of 13.17 feet to an "X" cut found in concrete for corner;

South 63°04'57" East, a distance of 64.82 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" found for the easternmost northeast corner of said Lot 2, common to the easternmost southeast corner of said Lot 3, same being on the westerly right of way line of aforesaid State Highway No. 289 (South Preston Road);

THENCE South 26°54'54" West, along the common line of said Lot 3 and said State Highway No. 289 (South Preston Road), a distance of 40.31 feet to a 5/8-inch iron rod found for corner, from which a brass disk found for witness bears North 84°46'15" West, 1.35 feet;

THENCE South 24°15'53" West, continuing along said common line, passing at a distance of 407.31 feet the southernmost southeast corner of said Lot 3, common to the easternmost northeast corner of said Lot 4, and continuing along the same course and along the common line of said Lot 4 and said State Highway No. 289 (South Preston Road), for a total distance of 492.40 feet to a 3/4-inch iron rod found for corner, from which a brass disk found for witness bears South 79°02'09" West, 2.11 feet;

THENCE South 33°15'53" West, continuing along said common line, a distance of 199.32 feet to the POINT OF BEGINNING and containing 4.164 acres (181,380 square feet) of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT **183 LAND CORPORATION**, 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 E, LOTS 3 AND 4**, an addition to the Town of Prosper, and does hereby dedicate to the public use forever, the streets and alleys shown thereon. **183 LAND CORPORATION**, 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 _____, 20____.

BY: **183 LAND CORPORATION**

Authorized Signature

Printed Name and Title

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned, a Notary Public in and for The State of _____, on this day personally appeared _____, 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 _____, 20____.

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.

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 successors 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.

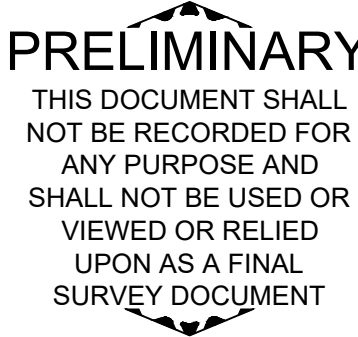
SURVEYOR'S CERTIFICATE

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 _____, 20____.

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 _____, 20____.

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

FINAL PLAT
GATES OF PROSPER
BLOCK E, LOTS 3 AND 4
AN ADDITION TO THE TOWN OF PROSPER

4.164 ACRES (GROSS)

SITUATED IN THE
ED BRADLEY SURVEY, ABSTRACT NO. 86
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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	JCC	KHA	APRIL 2023	068109074	2 OF 2