

OWNER'S ACKNOWLEDGEMENT AND DEDICATION

STATE OF TEXAS §
COUNTY OF _____ §

We, the undersigned, owner's of the land shown on this plat within the area described by metes and bounds as follows:

BEING A TRACT OF LAND, LOCATED IN L. NETHERLY SURVEY, ABSTRACT NO. 962, IN THE CITY OF PROSPER, DENTON COUNTY, TEXAS, AND BEING PART OF A TRACT OF LAND DESCRIBED IN DEED TO PROSPER 100 LP RECORDED IN INSTRUMENT NUMBER 2019-21287, OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS (O.P.R.D.C.T.), AND BEING ALL OF A TRACT OF LAND DESCRIBED IN DEED TO PROSPER HILLS, LLC RECORDED IN INSTRUMENT NUMBER 2017-82639 O.P.R.D.C.T., AND ALSO BEING A PORTION OF SEC TEEL-PROSPER ADDITION, AN ADDITION TO THE TOWN OF PROSPER ACCORDING TO THE PLAT THEREOF RECORDED IN INSTRUMENT NUMBER 2022-1306, PLAT RECORDS, DENTON COUNTY, TEXAS (P.R.D.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

BEGINNING AT A 5/8" IRON ROD WITH CAP STAMPED "RPLS 5674" SET FOR CORNER IN THE SOUTH LINE OF SAID PROSPER 100 LP TRACT, FROM WHICH AN "X" CUT FOUND AT THE INTERSECTION OF GREENBELT PARK LANE, AN EXISTING 50' RIGHT-OF-WAY, AND SUTTON PARK AVENUE, AN EXISTING 50' RIGHT-OF-WAY, ARTESIA NORTH PHASE 2 (ARTESIA ADDITION), AN ADDITION TO THE TOWN OF PROSPER, DENTON COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET 2017, SLIDE 164, P.R.D.C.T., BEARS S 26°16'48" E, 50.64 FEET;

THENCE N 89° 32'20" W, A DISTANCE OF 712.65 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "PAPE-DAWSON" SET AT THE NORTHWEST CORNER OF LOT 3, BLOCK X OF SAID ARTESIA ADDITION;

THENCE S 00°03'28" W, ALONG THE WEST LINE OF SAID ARTESIA ADDITION, A DISTANCE OF 259.13 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "PAPE-DAWSON" SET AT THE NORTHEAST CORNER OF A REMAINDER TRACT OF LAND DESCRIBED IN DEED TO INWOOD PLAZA JOINT VENTURE, RECORDED IN VOLUME 4233, PAGE 738, DEED RECORDS OF DENTON COUNTY, TEXAS (D.R.D.C.T.);

THENCE N 89°31'47" W, A DISTANCE OF 1308.00 FEET TO A POINT FOR CORNER, FROM WHICH A 1/2" IRON ROD WITH YELLOW PLASTIC CAMPED STAMPED "SPIARS ENG" FOUND IN THE EAST LINE OF TEEL PARKWAY (AN EXISTING VARIABLE WIDTH RIGHT-OF-WAY), WINDSONG RANCH PHASE 6A, AN ADDITION TO THE TOWN OF PROSPER, ACCORDING TO THE PLAT THEREOF RECORDED IN INSTRUMENT NUMBER 2022-115, P.R.D.C.T., BEARS S 42°06'59" W, A DISTANCE OF 1.20 FEET

THENCE ALONG THE EAST RIGHT-OF-WAY LINE OF SAID TEEL PARKWAY THE FOLLOWING BEARINGS AND DISTANCES;

N 00°08'41" W, A DISTANCE OF 149.49 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "PAPE-DAWSON" SET FOR CORNER;

N 00°02'02" E, A DISTANCE OF 1043.46 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "PAPE-DAWSON" SET FOR CORNER AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 0°08'34", A RADIUS OF 1060.00 FEET, AND A CHORD BEARING AND DISTANCE OF N 19°32'51" W, 21.14 FEET;

ALONG SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 21.14 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "PAPE-DAWSON" SET FOR CORNER;

N 20°22'59" W, A DISTANCE OF 150.91 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "PAPE-DAWSON" SET FOR CORNER AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 00°10'12", A RADIUS OF 1070.00 FEET, AND A CHORD BEARING AND DISTANCE OF N 28°18'42" W 3.18 FEET;

ALONG SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 3.18 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "PAPE-DAWSON" SET FOR CORNER;

N 28°23'48" W, A DISTANCE OF 171.87 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "PAPE-DAWSON" SET FOR CORNER;

THENCE N 16°39'53" E, LEAVING THE EAST RIGHT-OF-WAY LINE OF SAID TEEL PARKWAY (A VARIABLE WIDTH RIGHT-OF-WAY) A DISTANCE OF 49.44 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "PAPE-DAWSON" SET FOR CORNER IN THE SOUTH RIGHT-OF-WAY LINE OF W. PROSPER TRAIL (AN EXISTING 55' RIGHT-OF-WAY) DESCRIBED IN DEED TO THE TOWN OF PROSPER, TEXAS RECORDED IN INSTRUMENT NUMBER 2022-32136 O.P.R.D.C.T., ALSO BEING AT THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 10°03'53", A RADIUS OF 745.00 FEET, AND A CHORD BEARING DISTANCE OF N 67°19'26" E, 130.70 FEET;

ALONG SAID EAST RIGHT-OF-WAY LINE OF SAID W. PROSPER TRAIL, AND ALONG SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 130.87 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "PAPE-DAWSON" SET FOR CORNER;

THENCE N 72°21'22" E, A DISTANCE OF 8.76 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "PAPE-DAWSON" SET FOR CORNER;

THENCE N 00°02'02" E, LEAVING THE EAST RIGHT-OF-WAY LINE OF SAID W. PROSPER TRAIL (AN EXISTING 55' RIGHT-OF-WAY) A DISTANCE OF 87.91 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "PAPE-DAWSON" SET AT AN INTERIOR ELL CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO GRBK EDGEWOOD LLC, RECORDED IN INSTRUMENT NUMBER 2021-110931, O.P.R.D.C.T.;

THENCE N 89°52'52" E, A DISTANCE OF 306.83 FEET TO A 1/2" IRON ROD FOUND (DISTURBED) BEING IN THE SOUTH LINE OF A TRACT OF LAND DESCRIBED AS TRACT 1 IN DEED TO VP WINDSONG INVESTMENTS, LLC RECORDED IN INSTRUMENT NUMBER 2018-142926, O.P.R.D.C.T.;

THENCE N 89°23'41" E, A DISTANCE OF 1560.15 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "PAPE-DAWSON" SET FOR CORNER IN THE SOUTH RIGHT-OF-WAY LINE OF PROSPER ROAD (AN EXISTING 45' RIGHT-OF-WAY), ALSO BEING THE NORTHWEST CORNER OF SAID PROSPER 100 LP TRACT;

THENCE S 00°12'38" W, LEAVING THE SOUTH RIGHT-OF-WAY LINE OF SAID PROSPER ROAD, ALONG THE WEST LINE OF SAID PROSPER 100 LP TRACT, AND PASSING A 1/2" IRON ROD FOUND AT A DISTANCE OF 19.15 FEET FOR A TOTAL DISTANCE OF 805.79 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "PAPE-DAWSON" SET FOR CORNER;

THENCE S 30°13'29" E, A DISTANCE OF 98.75 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "PAPE-DAWSON" SET FOR CORNER;

THENCE S 15°33'55" E A DISTANCE OF 92.94 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "PAPE-DAWSON" SET FOR CORNER;

THENCE S 19°11'38" E, A DISTANCE OF 92.93 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "PAPE-DAWSON" SET FOR CORNER;

THENCE S 20°33'12" E, A DISTANCE OF 93.06 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "PAPE-DAWSON" SET FOR CORNER;

THENCE S 15°53'05" E, A DISTANCE OF 74.81 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "PAPE-DAWSON" SET FOR CORNER;

THENCE S 00°27'40" W, A DISTANCE OF 243.63 FEET TO THE POINT OF BEGINNING AND CONTAINING 72.407 OF AN ACRES OR 3154047 SQUARE FEET OF LAND MORE OR LESS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

PROSPER HILLS, LP, ACTING HEREIN BY AND THROUGH ITS DULY AUTHORIZED OFFICERS, DOES HEREBY CERTIFY AND ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS PROSPER HILLS, AN ADDITION TO THE TOWN OF PROSPER, AND DOES HEREBY DEDICATE TO THE PUBLIC USE FOREVER, THE STREETS AND ALLEYS SHOWN THEREON. PROSPER HILLS, LP, DO HEREIN CERTIFY THE FOLLOWING:

1. THE STREETS AND ALLEYS ARE DEDICATED IN FEE SIMPLE 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 _____, 20__.

BY: _____

NAME: _____

TITLE: _____

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED _____ OF PROSPER HILLS, LLC. 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 CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 20__.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

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 _____, 20__.

BY: _____

NAME: _____

TITLE: _____

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED _____ OF PROSPER HILLS, LLC. 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 CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 20__.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

SURVEYORS CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, MARK BESHEAR, DO HEREBY STATE 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 PROPERTY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE TOWN OF PROSPER, TEXAS.

DATED THIS THE _____ DAY OF _____, 20__.

"PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED, VIEWED, OR RELED UPON AS A FINAL SURVEY DOCUMENT" (RELEASE DATE: 01/20/2020)

MARK BESHEAR
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5674

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 MARK BESHEAR, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 20__.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

CERTIFICATE OF APPROVAL

APPROVED THIS _____ DAY OF _____, 20__ BY THE PLANNING AND ZONING COMMISSION OF THE TOWN OF PROSPER, TEXAS.

TOWN SECRETARY

DEVELOPMENT SERVICES DEPARTMENT

ENGINEERING DEPARTMENT

OWNER/DEVELOPER:

PROSPER 100, LP
826 MANGO CT
COPELL, TX
TEL: (972) 304-0506
CONTACT: VIJAY BORRA

OWNER/DEVELOPER:

PROSPER HILLS, LLC.
826 MANGO CT
COPELL, TX
TEL: (972) 304-0506
CONTACT: VIJAY BORRA

ENGINEER:

PAPE-DAWSON CONSULTING ENGINEERS, LLC.
TEL: (214) 420-8494
CONTACT: MICHAEL DOWDEY
EMAIL: MDOWDEY@PAPE-DAWSON.COM

SURVEYOR:

PAPE-DAWSON CONSULTING ENGINEERS, LLC
6105 TENNYSON PARKWAY, SUITE 210
PLANO, TEXAS 75024
TEL: (214) 420-8494
TBPLS FIRM NO. 10194390
CONTACT: MARK L. BESHEAR, RPLS

PURPOSE OF THIS PLAT

TO CONVEY R.O.W. TO THE TOWN OF PROSPER AND TO TRANSFER OWNERSHIP FROM TWO ENTITIES INTO ONE ENTITY

DEVAPP-23-0092
CONVEYANCE PLAT
PROSPER HILLS
BLOCK A

LOT 1, BLOCK A
BEING 72.407 ACRES GROSS/ 68.915 ACRES NET
SITUATED IN THE
L. NETHERLY SURVEY, ABSTRACT NO. 09,
IN THE TOWN OF PROSPER, DENTON COUNTY, TEXAS.
1 RESIDENTIAL LOT

**PAPE-DAWSON
ENGINEERS**

6105 TENNYSON PKWY, STE 210 | PLANO, TX 75024 | 214.420.8494
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10194390

DATE OF PREPARATION: JUNE 15, 2023