



LEGEND

---	BOUNDARY LINE
---	EASEMENT LINE
---	PROPERTY LINE
---	IRON ROD FOUND
---	IRON ROD FOUND WITH CAP
---	IRON ROD SET WITH CAP
---	NOT TO SCALE
---	CONTROLLING MONUMENT
---	DEED RECORDS OF COLLIN COUNTY, TEXAS
---	MAP RECORDS OF COLLIN COUNTY, TEXAS
---	OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS
---	FOUND
---	RIGHT OF WAY
---	WATER EASEMENT
---	SANITARY SEWER EASEMENT
---	DRAINAGE AND UTILITY EASEMENT
---	FIRELANE, ACCESS, UTILITY AND DRAINAGE EASEMENT
---	FIRELANE & ACCESS EASEMENT
---	ELECTRIC EASEMENT
---	LANDSCAPE AND PEDESTRIAN ACCESS EASEMENT
---	HIRE & BIKE TRAIL EASEMENT
---	VOLUME
---	PAGE
---	INST. NO. INSTRUMENT NO.
---	D.E. DRAINAGE EASEMENT
---	A.U.D.E. ACCESS, UTILITY AND DRAINAGE EASEMENT

CURVE TABLE					CURVE TABLE				
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD	NO.	DELTA	RADIUS	LENGTH
C1	38°5'13"1"	54.00'	34.74'	N71°34'14"W	34.14'	C16	16°19'58"	30.00'	8.55'
C2	27°30'41"	30.00'	14.40'	S66°53'49"E	14.27'	C17	16°36'27"	56.00'	16.23'
C3	14°0'05"	54.00'	13.21'	N73°38'37"W	13.18'	C18	90°00'00"	30.00'	47.12'
C4	113°2'155"	30.00'	59.36'	N56°40'58"E	50.14'	C19	90°00'00"	30.00'	47.12'
C5	117°49'58"	30.00'	61.70'	N21°44'12"W	51.38'	C20	16°36'27"	30.00'	8.70'
C6	27°30'41"	54.00'	25.93'	S66°53'49"E	25.68'	C21	16°19'58"	56.00'	15.96'
C7	36°5'13"1"	30.00'	19.30'	N71°34'14"W	18.97'	C22	12°33'33"	56.00'	12.28'
C8	90°00'00"	30.00'	47.12'	S45°00'00"W	42.43'	C23	12°17'02"	30.00'	6.43'
C9	90°00'00"	30.00'	47.12'	S45°00'00"E	42.43'	C24	89°59'59"	56.00'	87.96'
C10	85°52'30"	30.13'	45.16'	N46°57'42"E	41.05'	C25	14°00'31"	54.00'	13.20'
C11	90°00'13"	30.00'	47.13'	N45°00'07"W	42.43'	C26	14°00'30"	30.00'	7.33'
C12	90°00'01"	30.00'	47.12'	S45°00'00"W	42.43'	C27	85°54'14"	30.00'	44.98'
C13	89°59'59"	30.00'	47.12'	S45°00'00"E	42.43'	C28	51°18'23"	30.00'	26.86'
C14	12°17'02"	56.00'	12.01'	N83°51'29"W	11.98'	C29	70°31'02"	30.00'	36.92'
C15	12°33'33"	30.00'	6.58'	S83°59'44"E	6.56'	C30	89°40'48"	2.00'	3.13'

LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	S45°00'00"E	16.40'	L21	S00°00'13"E	6.80'
L2	N30°33'09"W	29.47'	L22	S89°59'47"W	10.00'
L3	S53°08'29"E	27.70'	L23	N00°00'13"W	10.00'
L4	S53°08'29"E	27.70'	L24	S00°00'00"E	11.45'
L5	S77°42'57"E	8.64'	L25	N90°00'00"W	10.00'
L6	S77°42'57"E	8.64'	L26	N00°00'00"W	14.00'
L7	N14°00'30"E	26.18'	L27	N00°00'00"E	5.70'
L8	N37°27'22"E	4.46'	L28	N90°00'00"E	10.00'
L9	N00°00'00"E	8.28'	L29	S00°00'00"E	9.50'
L10	N89°47'42"W	10.00'	L30	N00°00'00"E	12.00'
L11	S00°00'04"W	10.04'	L31	N90°00'00"W	20.00'
L12	S00°00'00"E	12.11'	L32	N00°00'00"E	12.00'
L13	S90°00'00"W	15.00'	L33	N90°00'00"W	4.39'
L14	N00°00'00"W	16.69'			
L15	S90°00'00"E	9.82'			
L16	N00°00'00"E	10.00'			
L17	N90°00'00"W	9.82'			
L18	S00°00'13"E	11.27'			
L19	S89°59'47"W	10.00'			
L20	N00°00'13"W	5.12'			

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.
- The purpose of this Replat is to create one lot for development.
- According to Map No. 4808SC0235 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.

REPLAT
GATES OF PROSPER, PHASE 2
BLOCK A, LOTS 11R AND 12R

AN ADDITION TO THE TOWN OF PROSPER

4.530 ACRES

SITUATED IN THE
COLLIN COUNTY SCHOOL LAND SURVEY,
ABSTRACT NO. 147 AND THE BEN RENISON
SURVEY, ABSTRACT NO. 755
TOWN OF PROSPER, COLLIN COUNTY, TEXAS

MAY 2023
CASE #DEVAPP-23-0140

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" = 40'	MBM	KHA	5/16/2023	068295100	1 OF 2

SURVEYOR:
Kimley-Horn and Associates, Inc.
6160 Warren Parkway, Suite 210
Frisco, TX 75034
P (972) 335-3580
F (972) 335-3779
Contact: Michael B. Marx, R.P.L.S.

ENGINEER:
Triangle Engineering LLC
1782 W. McDermott Drive
Allen, TX 75013
P (469) 331-8566
Contact: Kevin Patel, P.E.

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

OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF COLLIN §

WHEREAS, **GOP #2 LLC**, is the owner a tract of land situated in the Collin County School Land No. 12 Survey, Abstract No. 147, the Ben Renison Survey, Abstract No. 755, Town of Prosper, Collin County, Texas, and being all of Block A, Lot 11 and Block A, Lot 12 Gates of Prosper, Phase 2, Block A, Lots 1-14, an Addition to the Town of Prosper, according to the Final Plat, recorded in Volume 2020, Page 560 of the Map Records of Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a "X" cut set for the northeast corner of said Block A, Lot 12, common to the northerly most northwest corner of Block A, Lot 1 as described in said Final Plat, same being on the southerly right of way line of Lovers Lane, a variable width right of way, as dedicated in the Gates of Prosper, Phase 2, Block A, Lot 1, an Addition to the Town of Prosper, according to the Conveyance Plat, recorded in Volume 2019, Page 252, of the Map Records of Collin County, Texas;

THENCE departing the southerly right of way line of said Lovers Lane, and along the easterly line of said Block A, Lot 12, Block A, Lot 11, and a westerly line of said Block A, Lot 1, the following:

South 00°00'00" West, a distance of 56.41 feet to a "X" cut set at the beginning of a tangent curve to the right with a radius of 100.00 feet, a central angle of 37°27'22", and a chord bearing and distance of South 18°43'41" West, 64.22 feet;

In a southerly direction, with said tangent curve to the right, an arc distance of 65.37 feet to a "X" cut set for corner;

South 37°27'22" West, a distance of 65.94 feet to a "X" cut set at the beginning of a tangent curve to the left with a radius of 45.00 feet, a central angle of 37°27'22", and a chord bearing and distance of South 18°43'41" West, 28.90 feet;

In a southerly direction, with said tangent curve to the left, an arc distance of 29.42 feet to a point for corner;

South 00°00'00" West, a distance of 293.06 feet to a "X" cut set for the southeast corner of said Block A, Lot 11, common to an ell corner on a northerly line of said Block A, Lot 1;

THENCE South 90°00'00" West, along the southerly line of said Block A, Lot 11 and a northerly line of said Block A, Log 1, a distance of 394.00 feet to a "X" cut found for the southwest corner of said Block A, Lot 11, common to the southerly most northwest corner of said Block A, Lot 1, same being on the easterly right of way line of South Coleman Street, a variable width right of way, as dedicated in said Conveyance Plat;

THENCE along the easterly right of way line of said South Coleman Street, and the westerly line of said Block A, Lot 11 and Block A, Lot 12, the following

North 00°00'00" East, a distance of 180.00 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" found for corner;
North 03°48'51" East, a distance of 150.33 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" found for corner;

North 00°00'00" East, a distance of 125.00 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" found for the southerly most northwest corner of said Block A, Lot 12, same being the southerly corner of the visibility clip at the intersection of the easterly right of way line of said South Coleman Street and the southerly right of way line of said Lovers Lane;

THENCE North 45°00'00" East, along said visibility clip, a distance of 35.36 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" found for the northerly most northwest corner of said Block A, Lot 12, common to the northerly corner of said visibility clip;

THENCE along the southerly right of way line of said Lovers Lane and the northerly line of said Lovers Lane, the following:

North 90°00'00" East, a distance of 150.00 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" set for corner;

North 86°11'09" East, a distance of 150.33 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" found for corner;

North 90°00'00" East, a distance of 129.00 feet to the **POINT OF BEGINNING** and containing 4.530 acres (197,320 square feet) of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT **GOP #2 LLC**, acting herein by and through its duly authorized officer, does hereby certify and adopt this plat designating the herein above described property as **GATES OF PROSPER, PHASE 2, BLOCK A, LOTS 11R AND LOT 12R**, 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**, 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 the _____ day of _____, 2023.

BY: **GOP #2 LLC**

BY: _____

Authorized Signature

Printed Name and Title

STATE OF TEXAS §

COUNTY OF _____ §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, 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 _____, 2023.

Notary Public, State of Texas

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 owners 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.

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 _____, 2023 by the Planning & Zoning Commission of the Town of Prosper, Texas.

Town Secretary

Engineering Department

Development Services Department

REPLAT
GATES OF PROSPER, PHASE 2
BLOCK A, LOTS 11R AND 12R

AN ADDITION TO THE TOWN OF PROSPER

4.530 ACRES

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CASE #DEVAPP-23-0140

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-	MBM	KHA	5/16/2023	068295100	2 OF 2

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