



Vicinity Map
1/2007

LEGEND	
○	1/2" IRON ROD WITH PLASTIC CAP STAMPED "SPARSENG" SET, UNLESS OTHERWISE NOTED
—	IRF IRON ROD FOUND
- - -	CIRF CAPPED IRON ROD FOUND
CM	CONTROL MONUMENT
R.O.W.	RIGHT-OF-WAY
EMF	EASEMENT
DRCCCT	DEED RECORDS, COLLIN COUNTY, TEXAS
OPRCCCT	OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS

NOTES:

1. Basis of bearing: Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983. Adjustment Realization 2011.
2. 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.
3. Selling a portion of this addition by metes and bounds is a violation of City ordinance and state law and is subject to fines and withholding of utilities and building permits.
4. No floodplain exists on the site.

Purpose Statement:

Conveyance Plat to subdivide the property to create 8 lots and dedicates necessary easements to facilitate development.

CONVEYANCE PLAT (DEVAPP-24-0144)

HUB 380 ADDITION
 BLOCK A, LOTS 1-8
 SITUATED IN THE H. JAMISON SURVEY
 ABSTRACT NO. 480
 IN THE TOWN OF PROSPER
 COLLIN COUNTY, TEXAS
 Being a Conveyance Plat of Block A, Lots 1-8
 Document Number 2023000023495
 Official Public Records, Collin County, Texas
 1,428,165 Sq.Ft. / 32.786 Acres
 Current Zoning: PD-2
 Town Case No. DEVAPP-24-0144
 Prepared January 2025

BENCHMARKS:

- BM1**
 Being an aluminum monument found in the north line of State Hwy 380 and being 1785 feet west of Prosper Commons Blvd.
 Northing - 7130749.21, Easting - 2494758.79, Elevation - 734.49
- BM2**
 Being an aluminum monument found in the north line of State Hwy 380 and being 2082 feet west of Prosper Commons Blvd.
 Northing - 7130756.24, Easting - 2494358.83, Elevation - 723.63

OWNER/DEVELOPER
 HUB 380 P II, LP
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 Frisco, TX, 75034
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 Contact: Satya Donepudi

SURVEYOR
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 765 Custer Rd, Suite 100
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 TBPEL No. F-10043100
 Contact: Scott Ammons

ENGINEER/APPLICANT
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 Richardson, TX 75080
 Telephone: (469) 395-1192
 TBPE No. F-2121
 Contact: Mike Martinie

Drawing: 2023 0853-213 HUB 380 SURVEY VMP-213 CONVEYANCE PLAT.dwg Saved By: Chandra Som Time: 2/19/2025 2:10:17 PM
 Printed by: chandra.patel Date: 2/19/2025 2:11 PM

METES AND BOUNDS DESCRIPTION

BEING a tract of land situated in the H. Jamison Survey, Abstract No. 480, Town of Prosper, Collin County, Texas, being all of a tract conveyed to Hub 380 P II, LP, by deed recorded in Document No. 2023000023495, of the Official Public Records, Collin County, Texas (OPRCCT), with the subject tract being more particularly described as follows:

BEGINNING at a 1/2 inch capped iron rod found at the southernmost east corner, also being the north right-of-way line of U.S. Highway 380, a variable width public right-of-way (also know as University Drive);

THENCE along the shared line thereof, the following:

S 89°32'49" W, 808.88 feet to a 1/2 inch iron rod found at the southeast corner of a tract conveyed to the City of Irving, recorded in Volume 5168, Page 2935, Deed Records, Collin County, Texas;

THENCE along the shared line of said Hub tract and said City of Irving Tract, the following:

N 00°24'18" W, 105.23 feet to a 1/2 inch iron rod found;

S 89°32'26" W, 60.00 feet to a 1/2 inch iron rod found;

S 00°24'18" E, 105.23 feet to a 1/2 inch capped iron rod found at the southwest corner of said City of Irving Tract, also being on the north right-of-way line of U.S. Highway 380;

THENCE along the shared line of said Hub tract and U.S. Highway 380, the following:

N 89°32'49" W, 674.65 feet;

N 84°29'03" W, 10.65 feet to a 1/2 inch capped iron rod found at the south westernmost corner of said Hub tract, also being at the southeast corner of Lot 10, Block A as conveyed to HUNTER GATEWAY CENTRE by plat recorded in Cabinet 2019, Page 12 of the Plat Records, Collin County, Texas (PRCCT);

THENCE N 00°30'10" W, 742.24 feet along the shared line of said Hub tract and Lot 10 to a 5/8 inch capped iron rod found at the northwest corner of said Hub tract, also being at the northeast corner of said Lot 10, also being the south right-of-way line of Richland Boulevard, a 90 foot public right-of-way per plat recorded in Document No. 20191025001347940 OPRCCT;

THENCE along the shared line of said Hub tract and Richland Boulevard, the following:

Along a non-tangent curve to the left having a central angle of 10°07'57", a radius of 1190.00 feet, a chord of N 77°04'10" E – 210.17 feet, an arc length of 210.45 feet to a 5/8 inch capped iron rod found;

N 71°53'43" E, 404.53 feet to a 5/8 inch capped iron rod found;

Along a non-tangent curve to the right having a central angle of 17°35'26", a radius of 1310.00 feet, a chord of N 80°43'00" E – 400.61 feet, an arc length of 402.19 feet to a 5/8 inch capped iron rod found;

N 89°30'25" E, 267.35 feet to a 5/8 inch capped iron rod found;

S 86°40'46" E, 150.36 feet to a 5/8 inch capped iron rod found;

N 89°30'25" E, 149.97 feet to a point at the northernmost northeast corner of said Hub tract, also being on the south line of Richland Boulevard, also being on the west right-of-way line of Prosper Commons Boulevard, a variable width public right-of-way;

THENCE along the shared line of said Hub tract and Prosper Commons Boulevard, the following:

S 00°27'10" E, 4.12 feet to a 1/2 inch iron rod found;

S 45°29'52" E, 35.09 feet;

S 00°29'52" E, 909.49 feet to a 1/2 inch iron rod found;

S 44°16'57" W, 35.07 feet to the POINT OF BEGINNING with the subject tract containing 1,428,165 square feet or 32.786 acres of land.

SURVEYOR'S STATEMENT

That I, Scott F. Ammons, of Spiars Engineering, Inc., 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 _____, 2025.

SCOTT F. AMMONS, R.P.L.S. NO. 6550

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 Scott F. Ammons, 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 _____, 2025.

Notary Public, State of Texas

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

THAT HUB 380 P II, LP, acting herein by and through its duly authorized officers, does hereby certify and adopt this plat designating the herein above described property as HUB 380 Addition, Block A, Lots 1–8, an addition to the Town of Prosper, and does hereby dedicate to the public use forever, the streets and alleys shown thereon. HUB 380 P II, LP does hereby 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 building, fences, trees, shrubs, or other improvements or growth 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 the 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 part of any building, 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 _____, 2025.

HUB 380 P II, LP

Jaya Satya Donepudi, Owner

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 Jaya Satya Donepudi, 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 _____, 2025.

Notary Public, State of Texas

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 replot 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.

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.

Line Table		
Line #	Bearing	Distance
L1	N 00°26'25" W	10.34'
L2	N 06°25'49" E	108.49'
L3	N 00°27'47" W	115.74'
L4	S 89°33'35" W	230.27'
L5	N 00°30'10" W	24.00'
L6	N 89°33'35" E	230.26'
L7	N 00°27'47" W	139.58'
L8	N 89°29'50" E	174.03'
L9	S 00°30'10" E	26.00'
L10	S 89°29'50" W	118.07'
L11	S 00°27'47" E	235.69'
L12	N 89°33'35" E	62.23'
L13	S 89°06'29" E	86.03'
L14	N 89°33'35" E	200.62'
L15	N 89°32'49" E	336.82'
L16	N 89°33'23" E	89.99'
L17	S 44°11'20" E	37.55'
L18	S 45°48'40" W	24.00'
L19	N 44°11'20" W	37.55'
L20	S 89°33'35" W	5.91'

Line Table		
Line #	Bearing	Distance
L21	S 00°30'10" E	26.78'
L22	N 00°30'10" W	6.89'
L23	N 00°30'10" W	26.78'
L24	S 89°32'49" W	336.90'
L25	N 89°33'35" E	0.10'
L26	S 00°30'10" E	80.01'
L27	N 00°30'10" W	90.16'
L28	S 89°33'35" W	229.64'
L29	S 06°25'49" W	81.16'
L30	S 00°26'25" E	10.34'
L31	S 89°29'50" W	417.16'
L32	N 89°29'50" E	407.38'
L33	S 89°29'50" W	338.26'
L34	N 00°30'10" W	24.00'
L35	N 89°29'50" E	320.63'
L36	N 89°30'08" E	16.66'
L37	S 00°30'10" E	84.31'
L38	N 00°30'10" W	84.31'
L39	S 78°37'48" E	49.75'

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Dist.
C1	6.48'	54.00'	6°52'14"	N 02°59'42" E	6.47'
C2	47.11'	30.00'	89°58'38"	N 45°27'06" W	42.42'
C3	47.14'	30.00'	90°01'22"	N 44°32'54" E	42.43'
C4	45.12'	30.12'	85°49'27"	S 46°29'31" W	41.02'
C5	45.13'	30.12'	85°50'28"	S 47°25'36" E	41.03'
C6	37.18'	95.01'	22°25'27"	N 78°21'01" E	36.95'
C7	46.57'	119.01'	22°25'15"	N 78°20'55" E	46.27'
C8	43.59'	54.00'	46°15'17"	S 67°18'58" E	42.42'
C9	24.22'	30.00'	46°15'05"	N 67°18'52" W	23.56'
C10	47.16'	30.00'	90°03'45"	S 44°31'43" W	42.45'
C11	44.48'	82.90'	30°44'28"	S 14°55'41" W	43.95'
C12	31.66'	58.90'	30°48'05"	S 14°53'53" W	31.28'
C13	6.98'	30.00'	13°19'25"	S 07°09'53" E	6.96'
C14	44.48'	82.90'	30°44'28"	N 14°55'41" E	43.95'
C15	31.75'	58.90'	30°53'05"	S 14°51'21" W	31.37'
C16	47.10'	30.00'	89°57'01"	N 45°28'40" W	42.41'
C17	37.18'	95.01'	22°25'20"	S 78°20'58" W	36.94'
C18	46.57'	119.01'	22°25'17"	S 78°20'57" W	46.28'
C19	47.16'	30.00'	90°03'45"	S 44°31'43" W	42.45'
C20	10.28'	30.00'	19°37'58"	S 10°19'09" E	10.23'

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Dist.
C21	47.09'	30.00'	89°56'03"	N 45°28'11" W	42.40'
C22	43.53'	30.00'	83°07'46"	S 47°59'42" W	39.81'
C23	2.88'	24.00'	6°52'14"	S 02°59'42" W	2.88'
C24	19.01'	30.00'	36°18'03"	N 72°21'08" W	18.69'
C25	13.19'	93.00'	8°07'31"	N 22°18'43" E	13.18'
C26	12.76'	69.00'	10°35'58"	N 21°04'30" E	12.75'
C27	18.99'	30.00'	36°18'05"	N 71°21'48" E	18.67'
C28	19.03'	30.00'	36°20'43"	N 72°26'50" W	18.71'
C29	28.25'	30.00'	53°57'09"	S 62°26'45" W	27.22'
C30	49.03'	52.00'	54°01'40"	S 62°29'00" W	47.24'
C31	27.92'	30.00'	53°19'49"	N 62°49'55" E	26.93'
C32	50.27'	54.00'	53°20'07"	N 62°50'04" E	48.47'
C33	18.93'	30.00'	36°09'41"	N 71°24'06" E	18.62'
C34	8.64'	5.50'	90°02°59"	N 44°31'20" E	7.78'
C35	8.63'	5.50'	89°57'01"	S 45°28'40" E	7.77'
C36	8.64'	5.50'	90°00'00"	S 44°29'50" W	7.78'
C37	8.64'	5.50'	90°00'00"	N 45°30'10" W	7.78'

CERTIFICATE OF APPROVAL

APPROVED THIS ____ DAY OF _____, 2025, by the Planning & Zoning Commission of the Town of Prosper, Texas.

Town Secretary

Engineering Department

Development Services Department

OWNER/DEVELOPER
HUB 380 P II, LP
5 Cowboys Way, Suite 300
Frisco, TX, 75034
Telephone: (314) 614-0101
Contact: Satya Donepudi

SURVEYOR
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Telephone: (469) 395-1192
TBPE No. F-2121
Contact: Mike Martine

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HUB 380 ADDITION

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