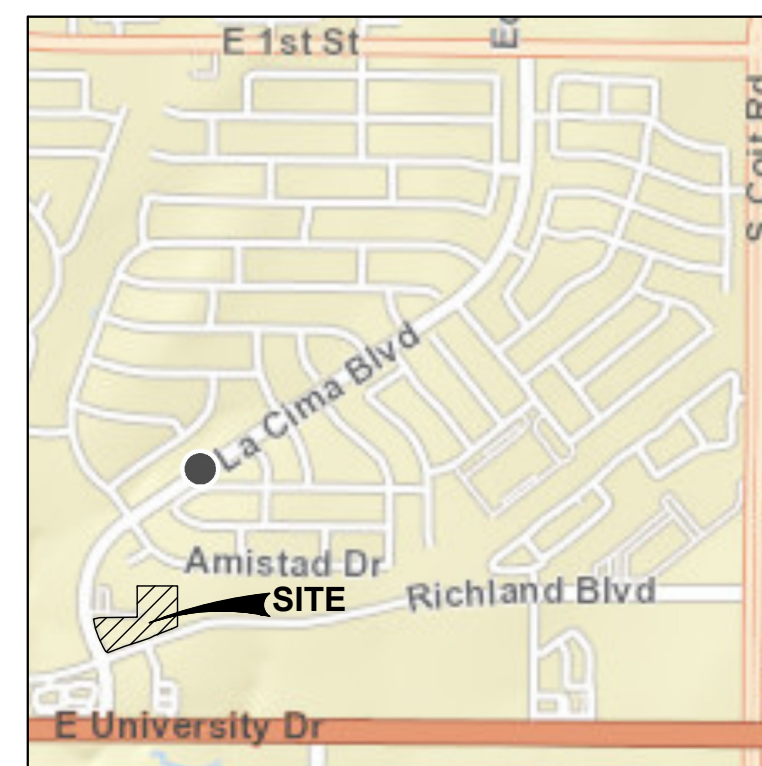


ABBREVIATION LEGEND

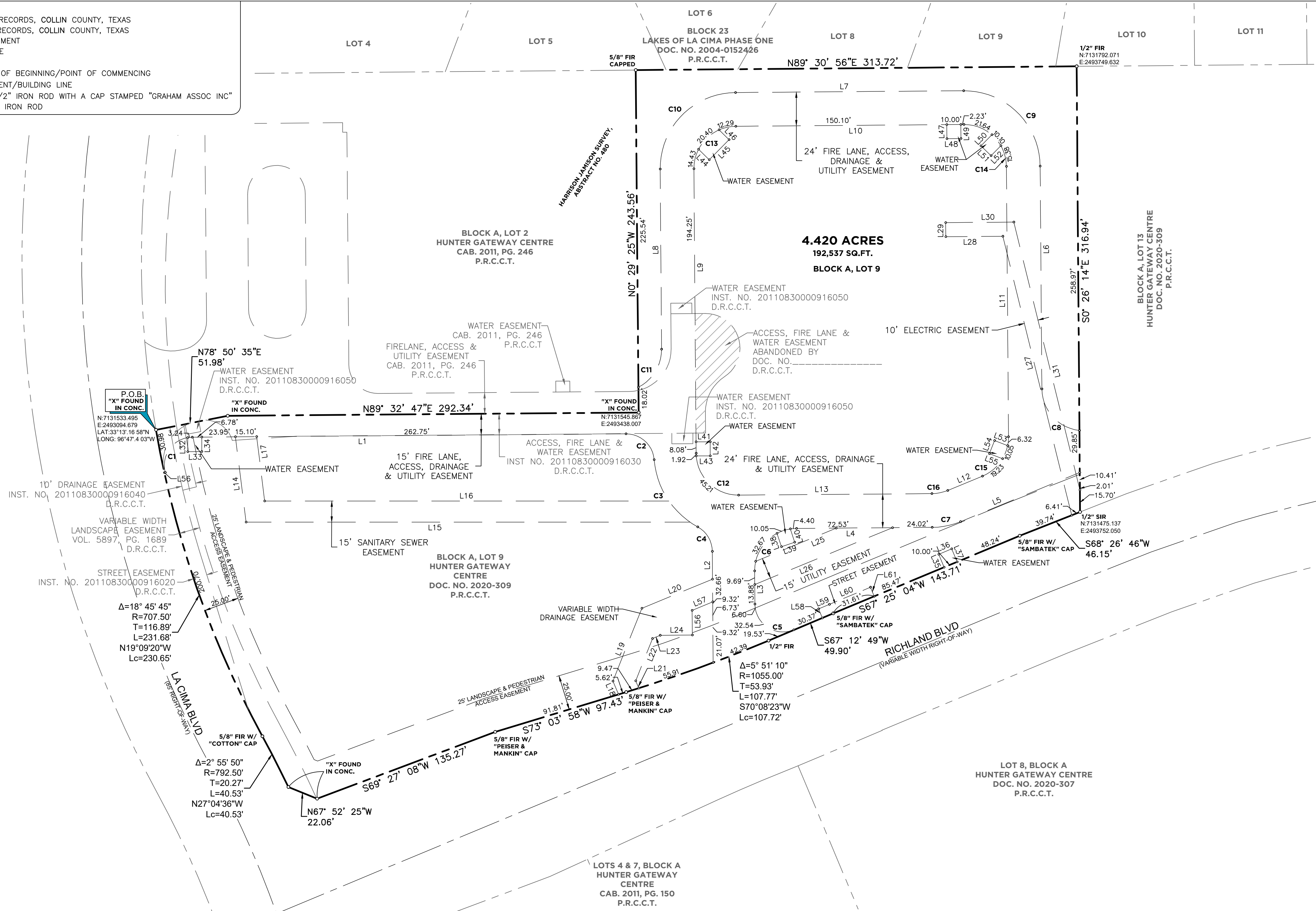
D.R.C.C.T.	-	DEED RECORDS, COLLIN COUNTY, TEXAS
P.R.C.C.T.	-	PLAT RECORDS, COLLIN COUNTY, TEXAS
INST.	-	INSTRUMENT
VOL.	-	VOLUME
PG.	-	PAGE
POB/POC	-	POINT OF BEGINNING/POINT OF COMMENCING
ESMT/BL	-	EASEMENT/BUILDING LINE
SIR	-	SET 1/2" IRON ROD WITH A CAP STAMPED "GRAHAM ASSOC INC"
FIR	-	FOUND IRON ROD



VICINITY MAP

NOTES

1. BASIS OF BEARING IS THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983, ADJUSTMENT REALIZATION 2011.
2. ACCORDING TO THE FLOOD INSURANCE RATE MAP NO. 48085C0235J, PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, DATED: JUNE 02, 2009, THE SURVEYED PROPERTY SHOWN HEREON DOES NOT LIE WITHIN ANY SPECIAL FLOOD HAZARD AREA INUNDAED BY THE 100-YEAR FLOOD.
3. NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY SUBDIVISION ORDINANCE AND STATE SPLITTING STATUTE AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING CERTIFICATES.
4. THE PURPOSE OF THIS PLAT IS TO CREATE A FINAL PLATTED LOT OF RECORD WITH ALL NECESSARY DEVELOPMENT EASEMENTS.

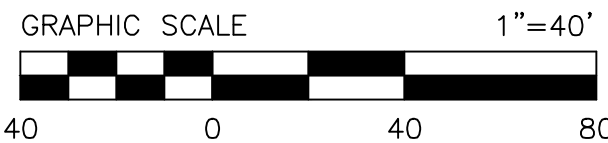


LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	308.58'	N89° 33' 46"E
L2	79.10'	S0° 26' 14"W
L3	23.57'	N0° 26' 14"W
L4	96.55'	N89° 33' 46"E
L5	91.74'	N67° 34' 37"E
L6	158.51'	N0° 26' 14"W
L7	162.33'	S89° 33' 46"W
L8	128.16'	S0° 26' 14"E
L9	202.33'	N0° 26' 14"W
L10	162.33'	N89° 33' 46"E
L11	192.35'	N0° 26' 14"W
L12	26.72'	S67° 34' 37"W
L13	137.55'	S89° 33' 46"W
L14	61.11'	S7° 08' 52"E
L15	315.77'	N90° 00' 00"E
L16	287.59'	N90° 00' 00"E
L17	46.10'	S7° 08' 52"E
L18	10.25'	N23° 16' 17"W
L19	55.73'	N67° 43' 43"E
L20	54.36'	N21° 34' 37"E
L21	5.66'	N23° 16' 17"W

LINE TABLE		
LINE #	LENGTH	DIRECTION
L22	32.31'	N21° 43' 43"E
L23	5.98'	N66° 43' 43"E
L24	22.83'	S89° 33' 46"E
L25	61.97'	S67° 34' 37"W
L26	106.02'	S67° 34' 37"W
L27	204.41'	N13° 51' 50"W
L28	40.55'	S89° 33' 46"W
L29	10.00'	N0° 26' 14"W
L30	48.45'	S89° 33' 46"W
L31	196.18'	N13° 51' 50"W
L32	10.00'	N0° 26' 14"W
L33	10.00'	N89° 33' 46"E
L34	10.26'	N0° 26' 14"W
L35	10.00'	S22° 34' 56"E
L36	10.00'	N67° 25' 04"E
L37	10.00'	S22° 34' 56"E
L38	10.00'	N18° 26' 30"W
L39	10.00'	N71° 33' 30"E
L40	10.00'	N18° 26' 30"W
L41	10.06'	S89° 33' 46"W
L42	10.00'	S0° 26' 14"E

LINE TABLE		
LINE #	LENGTH	DIRECTION
L43	10.00'	S89° 33' 46"W
L44	10.72'	N45° 26' 14"W
L45	20.00'	S44° 33' 46"W
L46	10.00'	N45° 26' 14"W
L47	10.00'	N0° 26' 14"W
L48	10.00'	S89° 33' 46"W
L49	10.00'	N0° 26' 14"W
L50	11.05'	S44° 33' 46"W
L51	10.00'	N45° 26' 14"W
L52	10.00'	S44° 33' 46"W
L53	10.00'	S68° 44' 39"E
L54	10.00'	S21° 15' 21"W
L55	10.00'	S68° 44' 39"E
L56	17.53'	N77° 26' 14"W
L56	0.65'	N77° 42' 59"E
L57	15.82'	N67° 34' 37"E
L58	7.00'	N22° 47' 11"W
L59	8.37'	N67° 12' 49"E
L60	31.62'	N67° 25' 04"E
L61	7.00'	S22° 34' 56"E

CURVE TABLE						
CURVE #	Δ	RADIUS	TANGENT	LENGTH	LCB	LCD
C1	104° 23' 50"	20.00'	25.78'	36.44'	N37° 21' 51"E	31.61'
C2	85° 49' 26"	20.00'	18.59'	29.96'	S47° 31' 17"E	27.23'
C3	56° 38' 57"	60.00'	32.34'	59.32'	S32° 56' 17"E	56.94'
C4	60° 49' 31"	20.00'	11.74'	21.23'	S30° 51' 00"E	20.25'
C5	112° 08' 42"	20.00'	29.73'	39.15'	N56° 30' 35"W	33.19'
C6	90° 00' 00"	30.00'	30.00'	47.12'	N44° 33' 46"E	42.43'
C7	21° 59' 09"	54.00'	10.49'	20.72'	N78° 34' 11"E	20.59'
C8	83° 07' 29"	30.00'	26.60'	43.52'	N42° 10' 31"W	39.81'
C9	90° 00' 00"	54.00'	54.00'	84.82'	N45° 26' 14"W	76.37'
C10	90° 00' 03"	54.00'	54.00'	84.82'	S44° 33' 48"W	76.37'
C11	63° 38' 09"	30.00'	18.61'	33.32'	S31° 22' 51"W	31.63'
C12	90° 00' 00"	30.00'	30.00'	47.12'	N45° 26' 14"W	42.43'
C13	90° 00' 03"	30.00'	30.00'	47.12'	N44° 33' 48"E	42.43'
C14	90° 00' 00"	30.00'	30.00'	47.12'	S45° 26' 14"E	42.43'
C15	68° 02' 59"	29.97'	20.24'	35.60'	S33° 35' 15"W	33.54'
C16	21° 59' 09"	30.00'	5.83'	11.51'	S78° 34' 11"W	11.44'



FINAL PLAT
HUNTER GATEWAY CENTRE
BLOCK A, LOT 9

4.420 ACRES / 192,537 SQ.FT.
BEING ALL OF BLOCK A, LOT 9
HUNTER GATEWAY CENTRE, DOCUMENT NUMBER 2020-309
IN THE PLAT RECORDS OF COLLIN COUNTY, TEXAS
TOWN OF PROSPER, COLLIN COUNTY, TEXAS
HARRISON JAMISON SURVEY, ABSTRACT NO. 480
AUGUST 2025
TOWN CASE NO: DEVAPP-25-0009

RECORD OWNER
Ground Control Park RE, LLC
9870 Marbach Rd.
San Antonio, TX 78245
Phone: (453) 669-5858

SURVEYOR
Graham Associates, Inc.
600 Six Flags Drive, Ste: 500
Arlington, TX 76011
Office: (817) 640-8535
rwilliams@grahamcivil.com



OWNER'S CERTIFICATE:

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS, Ground Control Park RE, LLC, are the owners of a 4.420 acre tract of land situated in the Harrison Jamison Survey, Abstract No. 480, Collin County, Texas and being all of Block A, Lot 9, Hunter Gateway Centre, as recorded in Document Number 2020-309, in the Plat Records, Collin County, Texas, and being more particularly described as follows:

BEGINNING at a found "X" in concrete, being the southwest corner of Lot 2, Block A, Hunter Gateway Centre, as recorded in Cabinet 2011, Page 246, in the Plat Records, Colling County, Texas, and being a point in the east right-of-way line of La Cima Boulevard (having a 85 foot Right-Of-Way);

THENCE North 78°50'35" East, along the south line of said Lot 2, a distance of 51.98 feet to a found "X" in concrete for a point for corner;

THENCE North 89°32'47" East, continuing long said south line of Lot 2, a distance of 292.34 feet to a found "X" in concrete, being the southeast corner of said Lot 2;

THENCE North 00°29'25" West, leaving said south line of Lot 2, and along the east line of said Lot 2, a distance of 243.56 feet to a found 5/8 inch iron rod with a cap, being the northeast corner of said Lot 2, and being a point in the south line of Block 23, Lakes of La Cima Phase One, as recorded in Document Number 2004-0152426, in the Plat Records, Collin County, Texas;

THENCE North 89°30'56" East, leaving said east line of Lot 2, and along said south line of Block 23, a distance of 313.72 feet to a found 1/2 inch iron rod, being the northwest corner of Lot 13, Block A, Hunter Gateway Centre, as recorded in Document Number 2020-309, in the Plat Records, Collin County, Texas;

THENCE South 00°26'14" East, leaving said south line of Block 23, and along the west line of said Lot 13, a distance of 316.94 feet to a set 1/2 inch iron rod with a cap stamped "GRAHAM ASSOC INC" ("GAI"), being the southwest corner of said Lot 13, and being a point in the north right-of-way line of Richland Boulevard (having a variable width Right-Of-Way);

THENCE leaving said west line of Lot 13, and along said north right-of-way line of Richland Boulevard the following bearings and distances:

South 68°26'46" West, a distance of 46.15 feet to a found 5/8 inch iron rod with a cap stamped "SAMBATEK" for a point for corner;

South 67°25'04" West, a distance of 143.71 feet to a found 5/8 inch iron rod with a cap stamped "SAMBATEK" for a point for corner;

South 67°12'49" West, a distance of 49.90 feet to a found 1/2 inch iron rod, being the beginning of a tangent curve to the right having a radius of 1054.99 feet, a central angle of 5°51'10", and a long chord which bears South 70°08'23" West, 107.72 feet;

Along said tangent curve to the right, an arc distance of 107.77 feet to a found 5/8 inch iron rod with a cap stamped "PEISER & MANKIN" for a point for corner;

South 73°03'58" West, a distance of 97.43 feet to a found 5/8 inch iron rod with a cap stamped "PEISER & MANKIN" for a point for corner;

South 69°27'08" West, a distance of 135.27 feet to a found "X" in concrete, being the eastern most corner of a corner clip for the northeast intersection of said La Cima Boulevard and said Richland Boulevard;

THENCE North 67°52'25" West, leaving said north right-of-way line of Richland Boulevard, and along said corner clip, a distance of 22.06 feet to a found "X" in concrete, being the northern most corner of said corner clip, and being the beginning of a non-tangent curve to the left having a radius of 792.50 feet, a central angle of 2°55'50", and a long chord which bears North 27°04'36" West, 40.53 feet;

THENCE leaving said corner clip, along said east right-of-way line of La Cima Boulevard, and along said non-tangent curve to the left an arc distance of 40.53 feet to a found 5/8 inch iron rod with a cap stamped "COTTON", being the beginning of a reverse curve to the right having a radius of 707.50 feet, a central angle of 18°45'45", and a long chord which bears North 19°09'20" West, 230.65 feet;

THENCE continuing along said east right-of-way line of La Cima Boulevard, and along said reverse curve to the right, an arc distance of 231.68 feet to the POINT OF BEGINNING and CONTAINING 192,537 square feet, 4.420 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, GROUND CONTROL PARK RE, LLC, acting herein by and through its duly authorized officers, does hereby certify and adopt this plat designating the herein above described property as the HUNTER GATEWAY CENTRE, BLOCK A, LOT 9, an addition to the Town of Prosper, and does hereby dedicate to the public use forever, the streets and alleys shown thereon. The easements are hereby reserved for the purposes indicated. The GROUND CONTROL PARK RE, LLC, 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 of the Town of Prosper, Texas.

WITNESS my hand at _____, Texas, this the _____ day of _____, 20____.

Print Name & Title

Authorized Signature

STATE OF _____ §
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 to that he/she executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 20____.

Notary Public, State of _____

My commission expires: _____

SURVEYOR'S CERTIFICATE:

Known All Men By These Presents:
That I, Michael L. Peterson, 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 Regulation of the Town of Prosper, Texas.

Dated this _____ day of _____, 20____.

Michael L. Peterson
Texas Registration No. 5999



STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Michael L. Peterson, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me to that he/she executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 20____.

Notary Public, State of _____

My commission expires: _____

NOTES:

1. BASIS OF BEARING IS THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983, ADJUSTMENT REALIZATION 2011.

2. ACCORDING TO THE FLOOD INSURANCE RATE MAP NO. 48085C0235J, PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, DATED: JUNE 02, 2009, THE SURVEYED PROPERTY SHOWN HEREON DOES NOT LIE WITHIN ANY SPECIAL FLOOD HAZARD AREA INUNDATED BY THE 100-YEAR FLOOD.

3. NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY SUBDIVISION ORDINANCE AND STATE PLATTING STATUTES AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING CERTIFICATES.

4. THE PURPOSE OF THIS PLAT IS TO CREATE A FINAL PLATTED LOT OF RECORD WITH ALL NECESSARY DEVELOPMENT EASEMENTS.

ACCESS EASEMENT

The undersigned covenants and agrees that the access easement(s) may be utilized by any person of the general public for ingress and egress to other real property, and for the purpose of general public vehicular 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 time 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 food repair at all times and keep the same free and clear of any structures, fenced 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.

VISIBILITY AND MAINTENANCE EASEMENT (VAM)

The area or areas shown on the plat as "VAM" (Visibility and Maintenance) Easement(s) are hereby given and granted to the Town of Prosper (Called "Town"), its successors and assigns, as an easement to provide visibility, right of access, and maintenance upon and across said VAM Easement. The Town shall have the right, but not the obligation, to maintain all landscaping within the VAM Easement. Should the Town exercise this maintenance right it shall be permitted to remove and dispose of any and all landscaping improve elements, including without limitation, any trees, shrubs, flowers, ground cover, structure, and/or fixtures. The Town in its sole discretion may withdraw maintenance of the VAM at any time. The ultimate maintenance responsibility for the VAM Easement shall rest with the property owner(s). No building, fence, shrub, tree, or other improvements or growths, which in any way endanger or interfere with the visibility, shall be constructed in, on, over, or across the VAM Easement. The Town shall also have the right, but not the obligation, to add any landscape improvements to the VAM Easement, to erect any traffic control devices or signs on the VAM Easement and to remove any obstruction thereon. The Town, its successor, assigns, or agents shall have the right and privilege at all times to enter upon the VAM Easement or any part thereof for the purposes and with all rights and privileges set forth herein.

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.

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
HUNTER GATEWAY CENTRE
BLOCK A, LOT 9
4.420 ACRES / 192,537 SQ.FT.
BEING ALL OF BLOCK A, LOT 9

HUNTER GATEWAY CENTRE, DOCUMENT NUMBER 2020-309
IN THE PLAT RECORDS OF COLLIN COUNTY, TEXAS
TOWN OF PROSPER, COLLIN COUNTY, TEXAS
HARRISON JAMISON SURVEY, ABSTRACT NO. 480
AUGUST 2025
TOWN CASE NO: DEVAPP-25-0009

RECORD OWNER
Ground Control Park RE, LLC
9870 Marbach Rd.
San Antonio, TX 78245
Phone: (453) 669-5858

SURVEYOR
Graham Associates, Inc.
600 Six Flags Drive, Ste: 500
Arlington, TX 76011
Office: (817) 640-8535
rwilliams@grahamcivil.com

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(817) 640-8535 • TELEPHONE F-1191 • TOLL-FREE 1-855-850-0000