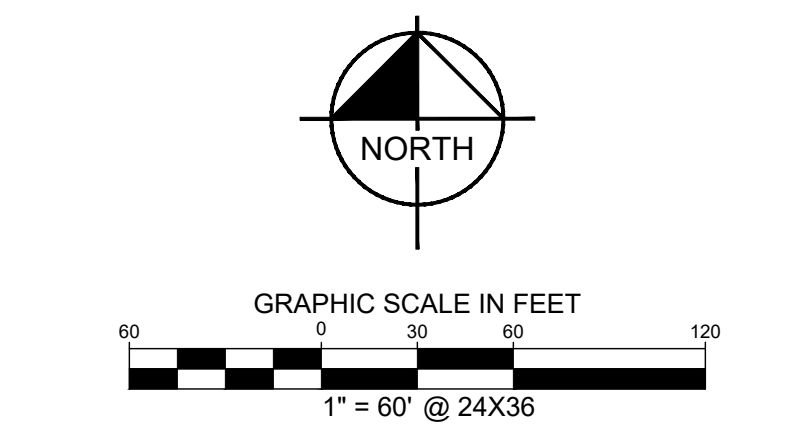


LINE TYPE LEGEND

---	BOUNDARY LINE
---	ADJACENT PROPERTY LINE
---	EASEMENT LINE
---	BUILDING LINE



NOTES:

- The basis of bearings is based on State Plane Coordinate System, Texas North Central Zone 4202, North American datum of 1983 (Adjustment Realization - 2011).
- The coordinates shown are based upon the Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983, U.S. Survey Feet (sFT), on grid coordinate values, no scale and no projection.
- 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.
- The subject tract does not lie within a Federal Emergency Management Agency (FEMA) flood hazard area.
- Zoning data based on Town of Prosper Online Map.
- The purpose of this plat is to create a Lot from unplatted land and dedicate easements for development.
- Easements without recorded information are BY THIS PLAT unless otherwise noted hereon.

LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	N00°34'43"W	35.09'	L26	S00°34'43"E	63.75'	L51	N00°34'37"W	14.60'	L76	N00°34'43"W	1.60'
L2	N00°34'43"W	159.02'	L27	S45°34'43"E	6.72'	L52	S89°25'17"W	93.46'	L77	N00°34'43"W	10.16'
L3	N60°47'48"W	84.52'	L28	N89°25'17"E	121.41'	L53	N00°34'43"W	6.77'	L78	N44°25'17"E	26.20'
L4	S89°25'17"W	2.64'	L29	N89°25'17"E	10.22'	L54	S45°34'43"E	10.35'	L79	N45°34'43"W	6.36'
L5	N89°25'17"E	13.25'	L30	S00°34'43"E	10.00'	L55	S00°34'43"E	116.35'	L80	N45°34'43"W	6.64'
L6	S60°47'48"E	22.73'	L31	S89°25'17"W	10.00'	L56	S45°34'43"E	107.39'			
L7	N00°34'43"W	119.94'	L32	N00°34'43"W	7.20'	L57	S45°34'43"E	79.16'			
L8	N89°25'17"E	694.05'	L33	N89°25'17"E	10.00'	L58	S00°34'43"E	116.35'			
L9	S00°34'43"E	155.00'	L34	S00°34'43"E	10.80'	L59	N89°25'17"E	13.15'			
L10	S89°25'17"W	6.00'	L35	S89°25'17"W	695.00'	L60	S00°34'43"E	20.00'			
L11	S00°34'43"E	171.00'	L36	N00°34'43"W	155.00'	L61	S89°25'17"W	66.00'			
L12	S89°25'17"W	598.00'	L37	S00°34'43"E	11.00'	L62	N00°34'43"W	160.00'			
L13	S00°34'43"E	155.00'	L38	S89°25'17"W	17.50'	L63	N89°25'17"E	29.00'			
L14	S89°25'17"W	605.00'	L39	N00°34'43"W	9.50'	L64	S00°29'58"E	159.94'			
L15	N00°34'43"W	155.00'	L40	S89°25'17"W	83.00'	L65	S89°31'13"W	15.00'			
L16	N89°25'17"E	605.00'	L41	N89°25'17"E	82.37'	L66	S00°28'47"E	50.17'			
L17	N89°25'17"E	695.00'	L42	S00°34'43"E	10.00'	L67	S89°30'25"W	24.99'			
L18	S00°34'43"E	155.00'	L43	N89°25'17"E	17.75'	L68	S00°29'35"E	57.12'			
L19	N00°34'43"W	108.36'	L44	S89°25'17"W	17.81'	L69	S30°29'35"E	40.00'			
L20	N00°34'43"W	88.50'	L45	N00°34'43"W	29.65'	L70	S00°29'35"E	1.79'			
L21	N89°25'17"E	24.86'	L46	N89°25'17"E	13.74'	L71	S06°19'11"E	98.11'			
L22	N00°34'43"W	8.30'	L47	S00°34'43"E	271.50'	L72	N89°25'17"E	49.16'			
L23	N89°25'17"E	97.62'	L48	S89°25'17"W	89.24'	L73	N89°25'17"E	229.65'			
L24	S45°34'43"E	19.14'	L49	N00°34'43"W	222.00'	L74	S00°34'43"E	3.00'			
L25	S00°34'43"E	69.96'	L50	N89°25'17"E	34.00'	L75	N44°25'17"E	11.44'			

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH
C1	31°10'52"	30.00'	16.33'
C2	17°40'05"	50.00'	15.42'
C3	17°40'05"	56.00'	17.27'
C4	60°13'05"	30.00'	31.53'
C5	29°46'55"	30.00'	15.59'
C6	17°28'55"	30.00'	9.15'
C7	29°46'55"	82.00'	42.62'
C8	119°46'55"	30.00'	62.72'
C9	90°58'16"	56.00'	88.91'
C10	90°00'00"	54.00'	84.82'
C11	90°00'00"	54.00'	84.82'
C12	90°00'00"	54.00'	47.12'
C13	90°00'00"	54.00'	84.82'
C14	87°40'48"	30.00'	45.91'
C15	90°00'00"	30.00'	47.12'
C16	90°00'00"	30.00'	47.12'
C17	90°00'00"	30.00'	47.12'
C18	90°00'00"	30.00'	47.12'
C19	90°00'00"	30.00'	47.12'
C20	90°00'00"	30.00'	47.12'
C21	90°00'00"	30.00'	47.12'
C22	90°00'00"	30.00'	47.12'
C23	36°35'44"	26.50'	16.93'
C24	5°49'35"	1195.00'	121.52'
C25	5°47'11"	905.00'	91.40'
C26	20°10'13"	26.50'	9.33'

TOWN PROJECT # DEVAPP-26-0007
FINAL PLAT
PROSPER COMMERCE CENTER
BLOCK A, LOT 1
 BEING 13.1665 ACRES SITUATED IN THE
 JEREMIAH HORN SURVEY, ABSTRACT NO. 411
 TOWN OF PROSPER, COLLIN COUNTY, TEXAS
 PREPARATION DATE: JANUARY, 2026

Kimley»Horn

2500 Pacific Avenue, Suite 1100
 Dallas, Texas 75226 FIRM # 10115500 Tel. No. (469) 718-8849
 www.kimley-horn.com

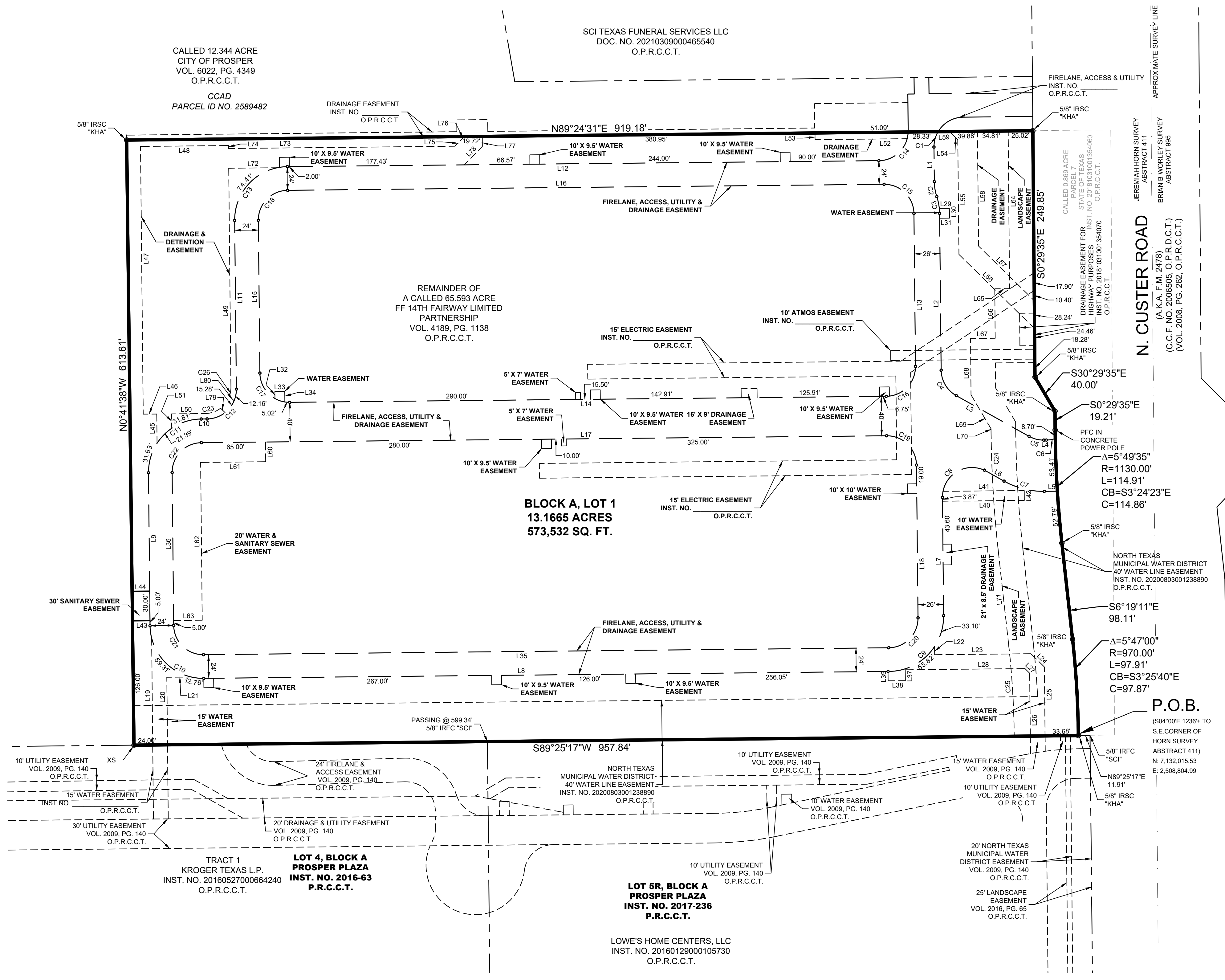
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	DWP	JAD		064464513	1 OF 2

SURVEYOR:
 Kimley-Horn and Associates, Inc.
 2500 Pacific Avenue, Suite 1100
 Dallas, TX 75226
 Ph. 469-718-8849
 andy.dobbs@kimley-horn.com

OWNER:
 FF 14th Fairway Limited Partnership
 3890 W. Northwest Hwy 7th Floor
 Dallas, Texas 75220
 Contact: Bay Miltenberger
 Ph. (214) 271-8482
 baym@bpartners.com

APPLICANT:
 GGW Flex Holdings, LLC
 436 E. 36th St.
 Charlotte, NC 28205
 Contact: Drew Thigpen
 Ph. (843) 469-2517
 dthigpen@ggcommercial.com

ENGINEER:
 Kimley-Horn and Associates, Inc.
 2600 North Central Expressway,
 Suite 400 - Richardson, TX 75080
 Contact: Sarah Politski
 Ph. (972) 469-9789
 sarah.politski@kimley-horn.com



TRACT 1
 KROGER TEXAS L.P.
 INST. NO. 20160527000664240
 O.P.R.C.C.T.

**LOT 4, BLOCK A
 PROSPER PLAZA
 INST. NO. 2016-63
 P.R.C.C.T.**

**LOT 5R, BLOCK A
 PROSPER PLAZA
 INST. NO. 2017-236
 P.R.C.C.T.**

LOWE'S HOME CENTERS, LLC
 INST. NO. 20160129000105730
 O.P.R.C.C.T.

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS FF 14TH FAIRWAY LIMITED PARTNERSHIP is the owner of a tract of land situated in the Jeremiah Horn Survey, Abstract No. 411, Town of Prosper, Collin County, Texas and being a portion of a called 65.593 acre tract of land described in the Special Warranty Deed to FF 14TH FAIRWAY LIMITED PARTNERSHIP, recorded in Volume 4189, Page 1138, Official Public Records, Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod with plastic cap stamped "KHA" set at the southwest corner of a called 0.869 acre tract of land designated as Parcel 7 in the Deed to The State of Texas, recorded in Instrument No. 20181031001354060 of said Official Public Records, and in the north line of Lot 5R, Block A of Prosper Plaza, an addition to the Town of Prosper, according to the plat thereof recorded in Instrument No. 2017-236, Plat Records, Collin County, Texas and being in the west right-of-way of N. Custer Road (Farm to Market 2478 - a variable width right-of-way) from which a 5/8-inch iron rod with plastic cap stamped "SCI" found for the northeast corner of said Lot 5R, Block A bears North 89°25'17" East, a distance of 11.91 feet;

THENCE South 89°25'17" West, departing said west right-of-way line of N. Custer Road, and with said north line of Lot 5R, Block A, passing at a distance of 599.34 feet a 5/8-inch iron rod with plastic cap stamped "SCI" found at the northwest corner of said Lot 5R, Block A, being the northeast corner of Lot 4, Block A of Prosper Plaza, an addition to the Town of Prosper according to the plat thereof recorded in Instrument No. 2016-63, of said Plat Records and continuing with the north line of said Lot 4, Block A, a total distance of 957.84 feet to an "X" cut in concrete set at the southeast corner of a called 12.344 acre tract of land described in the Special Warranty Deed to the City of Prosper, recorded in Volume 6022, Page 4349, of said Deed Records;

THENCE North 00°41'38" West, departing said north line of Lot 4, Block A and with an east line of said 12.344 acre tract, a distance of 613.61 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set at an angle point of said 12.344 acre tract;

THENCE North 89°24'31" East, with a south line of said 12.344 acre tract, a distance of 919.18 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set at the northwest corner of said 0.869 acre tract and being in the said west right-of-way line of N. Custer Road;

THENCE with said west right-of-way line of N. Custer Road and the west line of said 0.869 acre tract, the following courses and distances:

South 00°29'35" East, a distance of 249.85 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

South 30°29'35" East, a distance of 40.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

South 00°29'35" East, a distance of 19.21 feet to a point for corner in a concrete power pole at the beginning of a tangent curve to the left with a radius of 1,130.00 feet, a central angle of 05°49'35", and a chord bearing and distance of South 03°24'23" East, 114.86 feet;

In a southerly direction, with said tangent curve to the left, an arc distance of 114.91 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

South 06°19'11" East, a distance of 98.11 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the right with a radius of 970.00 feet, a central angle of 05°47'00", and a chord bearing and distance of South 03°25'40" East, 97.87 feet;

In a southerly direction, with said tangent curve to the right, an arc distance of 97.91 feet to a point for corner; to the **POINT OF BEGINNING** and containing 573,532 square feet or 13.1665 acres of land.

NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS:

THAT, FF 14TH FAIRWAY LIMITED PARTNERSHIP, acting herein by and through its duly authorized officers, does hereby certify and adopt this plat designating the herein above described property as PROSPER COMMERCE CENTER, BLOCK A, LOT 1 an addition to the Town of Prosper, and does hereby dedicate to the public use forever, the streets and alleys shown thereon. The **FF 14TH FAIRWAY LIMITED PARTNERSHIP** do 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 ____ day of _____, 2026

STATE OF _____ §
COUNTY OF _____ §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this 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/she 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 ____ day of _____, 2026

Notary Public, State of Texas

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 Property Owner's 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.

DRAINAGE AND DETENTION EASEMENT

This plat is hereby adopted by the Owners and approved by the Town of Prosper (Called "Town") subject to the following conditions which shall be binding upon the Owners, their heirs, grantees, successors and assigns: The **Portion of Block A**, as shown on the plat is called "Drainage and Detention Easement". The Drainage and Detention Easement within the limits of this addition, will remain accessible at all times and will be maintained in a safe and sanitary condition by the owners of the lot or lots that are traversed by or adjacent to the Drainage and Detention Easement. The Town will not be responsible for the maintenance and operation of said Easement or for any damage to private property or person that results from conditions in the Easement, or for the control of erosion. No construction of any type of building, fence or any other structure within the Drainage and Detention Easement, as herein above defined shall be permitted, unless approved by the Town Engineer. Provided, however, it is understood that in the event it becomes necessary for the Town to erect or consider erecting any type if drainage structure in order to improve the storm drainage that may be occasions by drainage in or adjacent to the subdivision, then in such event, the Town shall have the right to enter upon the Drainage and Detention Easement at any point, or points, to investigate, survey or to erect, construct and maintain any drainage facility deemed necessary for drainage purposes. Each property owner shall jeep the Drainage and Detention Easement clean and free of debris, silt, and any substance which would result in unsanitary conditions or obstruct the flow of water, and the Town shall have the right or ingress and egress for the purpose of inspection and supervision of maintenance work by the property owner to alleviate any undesirable conditions which may occur. The Town shall not be held liable for any damages of any nature resulting from the failure of any structure of structures, within the Easement.

SURVEYOR'S CERTIFICATE

KNOWN ALL MEN BY THESE PRESENTS: That I, Andy Dobbs, 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 _____, 2026

J. Andy Dobbs
Registered Professional Land Surveyor No. 6196
Kimley-Horn and Associates, Inc.
2500 Pacific Avenue, Suite 1100
Dallas, TX 75226
Ph. 469-718-8849
andy.dobbs@kimley-horn.com

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this personally appeared J. Andy Dobbs known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she 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 ____ day of _____, 2026

Notary Public, State of Texas

CERTIFICATE OF APPROVAL

Approved this ____ day of _____, 2026 by the Planning & Zoning Commission of the Town of Prosper, Texas.

Town of Secretary

Engineering Department

Development Services Department

TOWN PROJECT # DEVAPP-26-0007
FINAL PLAT
PROSPER COMMERCE CENTER
BLOCK A, LOT 1

BEING 13.1665 ACRES SITUATED IN THE
JEREMIAH HORN SURVEY, ABSTRACT NO. 411
TOWN OF PROSPER, COLLIN COUNTY, TEXAS
PREPARATION DATE: JANUARY, 2026

Kimley»Horn

2500 Pacific Avenue, Suite 1100 Dallas, Texas 75226 FIRM # 10115500 Tel. No. (469) 718-8849 www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = ##'	DWP	JAD		064464513	2 OF 2

OWNER:

FF 14th Fairway Limited Partnership
3890 W. Northwest Hwy 7th Floor
Dallas, Texas 75220
Contact: Bay Miltenberger
Ph. (214) 271-8482
baym@flpartners.com

APPLICANT:

GGW Flex Holdings, LLC
436 E. 36th St.
Charlotte, NC 28205
Contact: Drew Thigpen
Ph. (843) 469-2517
dthigpen@ggcommercial.com

ENGINEER:

Kimley-Horn and Associates, Inc.
2600 North Central Expressway,
Suite 400 - Richardson, TX 75080
Contact: Sarah Politski
Ph. (972) 468-9789
sarah.politski@kimley-horn.com