



- LEGEND OF ABBREVIATIONS**
- D.R.D.C.T. DEED RECORDS, DENTON COUNTY, TEXAS
 - P.R.D.C.T. PLAT RECORDS, DENTON COUNTY, TEXAS
 - O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS
 - O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
 - DOC.# DOCUMENT NUMBER
 - C.M. CONTROLLING MONUMENT
 - SQ. FT. SQUARE FEET
 - ROW RIGHT OF WAY
 - CRS CAPPED REBAR SET

TOWN OF PROSPER PLAT NOTES:

- 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 purpose of this replat is to dedicate easements for development.
- No floodplain exists on the site per FEMA FIRM for Denton County, Map No. 48121C0430G (see surveyor's note #2 hereon)
- Landscape easements shall be exclusive of all other easements unless approved by the Town per this plat.

SURVEYOR'S NOTES:

- Bearings and coordinates are based on the State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD '83) (2011 Realization), distances are surface with a combined scale factor of 1.00015063.
- This survey was performed with the benefit of a commitment for title insurance provided by Old Republic Title Insurance Company, GF# SPL250006127. This commitment was relied upon for chain-of-title and encumbrances. Those exceptions listed in said commitment which contain a plottable description, and are situated on the subject tract are shown hereon.
- This property lies within Zone "X" of the Flood Insurance Rate Map for Denton County, Texas and Incorporated Areas, map no. 48121C0430G, with an effective date of April 18, 2011 via scaled map location and graphic plotting.
- Monuments are found unless specifically designated as set.
- Monuments set (shown as "CRS" hereon) are 1/2 inch by 18 inch rebar with pink caps stamped "BARTON CHAPA"
- Abstract Lines and County Boundary Lines shown hereon are approximate, as shown on Texas Railroad Commission GIS map and are for general reference only.

OWNER'S CERTIFICATE

STATE OF TEXAS §
 COUNTY OF DENTON §

WHEREAS SEVEN STAR LEGACY HOLDINGS, LLC AND SAI LEGACY TRAILS, LLC, are the owners of a tract in the J.H. Durrett Survey, Abstract Number 350, Town of Prosper, Denton County, Texas, being all of Lot 1R and Lot 2, Block F, Prosper Ridge Commercial, an addition in the Town of Prosper, Denton County, Texas, according to the plat recorded under Document Number 2025-342, Plat Records, Denton County, Texas, (P.R.D.C.T.) the subject tract being more particularly described as follows:

BEGINNING at a 1/2 inch rebar with pink cap stamped, "BARTON CHAPA" set (hereinafter called "capped rebar set") in west line of a right of way dedication to the Town of Prosper, Denton County, Texas, as recorded under Document Number 2023-81322, O.P.R.D.C.T., same being the easternmost northeast corner of said Lot 1, Block F and the herein described tract;

THENCE with the perimeter and to the corners of said Lot 1, Block F, the following calls:

- South 00 degrees 15 minutes 03 seconds West, a distance of 426.17 feet to a 1/2 inch rebar with pink cap stamped, "BARTON CHAPA" found;
- North 89 degrees 16 minutes 39 seconds West, a distance of 261.37 feet to a capped rebar set;
- North 00 degrees 43 minutes 21 seconds East, a distance of 445.70 feet to a capped rebar set;
- South 89 degrees 16 minutes 39 seconds East, a distance of 203.11 feet to a capped rebar set;
- South 89 degrees 44 minutes 57 seconds East, a distance of 34.59 feet to a capped rebar set;
- South 44 degrees 44 minutes 57 seconds East, a distance of 14.14 feet to a capped rebar set;
- South 00 degrees 15 minutes 03 seconds West, a distance of 10.00 feet to a capped rebar set;
- South 89 degrees 44 minutes 57 seconds East, a distance of 10.00 feet, returning to the **POINT OF BEGINNING** and enclosing 2.650 acres (115,437 square feet) or land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

THAT SEVEN STAR LEGACY HOLDINGS, LLC AND SAI LEGACY TRAILS, LLC, does hereby certify and adopt this plat designating the herein above described property as **PROSPER RIDGE COMMERCIAL, BLOCK F, LOT 1R AND LOT 2R**, and does hereby dedicate to the public use forever, the streets and alleys shown thereon.

SEVEN STAR LEGACY HOLDINGS, LLC AND SAI LEGACY TRAILS, 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 to 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. Landscape easements are exclusive of any other type of easement.
- 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 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.

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.

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.

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, 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.

SEVEN STAR LEGACY HOLDINGS, LLC

By: _____
 Authorized Representative, Print Name/Title: _____

STATE OF TEXAS §
 COUNTY OF _____ §

BEFORE ME, the undersigned authority, 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 she executed the same for the purposes and consideration therein expressed.

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

Notary Public in and for the State of Texas

SAI LEGACY TRAILS, LLC

By: _____
 Authorized Representative, Print Name/Title: _____

STATE OF TEXAS §
 COUNTY OF _____ §

BEFORE ME, the undersigned authority, 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 she executed the same for the purposes and consideration therein expressed.

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

Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, John H. Barton III, 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____.

PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED, VIEWED, OR RELIED UPON AS A FINAL SURVEY DOCUMENT. RELEASED FOR INTERIM REVIEW ON February 17, 2026

John H. Barton, RPLS #6737

STATE OF TEXAS §
 COUNTY OF _____ §

BEFORE ME, the undersigned authority, 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 she executed the same for the purposes and consideration therein expressed.

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 & ZONING COMMISSION OF THE TOWN OF PROSPER, TEXAS

 TOWN SECRETARY

 ENGINEERING DEPARTMENT

 DEVELOPMENT SERVICES DEPARTMENT

Curve Data Table

Curve #	Arc	Radius	Delta	Chord Bearing	Chord
C1	19.31'	30.00'	0.36°32'52"	S19°09'47"W	18.98'
C2	20.04'	30.00'	0.38°16'26"	S18°24'52"E	19.67'
C3	35.65'	54.00'	0.37°49'32"	S18°38'18"E	35.01'
C4	46.88'	30.00'	0.89°32'19"	S44°29'42"E	42.26'
C5	47.37'	30.00'	0.90°27'41"	N45°30'18"E	42.60'
C6	14.79'	30.00'	0.28°14'37"	N13°50'51"W	14.64'
C7	27.04'	54.00'	0.28°41'30"	N13°37'24"W	26.76'
C8	19.31'	30.00'	0.36°32'52"	N17°43'05"W	18.98'
C9	34.34'	30.00'	0.65°35'15"	S04°49'28"W	32.50'
C10	26.62'	54.00'	0.28°14'37"	S13°50'51"E	26.35'
C11	85.26'	54.00'	0.90°27'41"	S45°30'18"W	76.67'
C12	84.39'	54.00'	0.89°32'19"	N44°29'42"W	76.08'
C13	19.81'	30.00'	0.37°49'32"	N18°38'18"W	19.45'
C14	36.07'	54.00'	0.38°16'26"	N18°24'52"W	35.41'
C15	19.31'	30.00'	0.36°32'52"	N17°43'05"W	18.98'

Line Data Table

Line #	Distance	Bearing	Line #	Distance	Bearing
L1	34.59'	S89°44'57"E	L29	12.27'	S89°44'59"E
L2	14.14'	S44°44'57"E	L30	8.50'	N89°44'59"W
L3	10.00'	S00°15'03"W	L31	10.00'	N00°15'01"E
L4	10.00'	S89°44'57"E	L32	8.51'	S89°44'59"E
L5	238.33'	N89°16'19"W	L33	6.50'	S89°44'59"E
L6	73.36'	N89°16'19"W	L34	10.00'	S00°15'01"W
L7	2.50'	N89°43'32"W	L35	6.50'	N89°44'59"W
L8	15.00'	N00°16'28"E	L36	20.43'	S00°43'21"W
L9	15.00'	N89°43'32"E	L37	18.11'	S45°00'00"W
L10	15.00'	S00°16'28"W	L38	13.80'	N89°17'27"W
L11	2.50'	N89°43'32"W	L39	18.05'	N00°43'21"E
L12	17.43'	S00°16'28"W	L40	9.36'	N89°41'40"W
L13	15.37'	S45°27'55"W	L41	10.00'	N00°18'50"E
L14	21.58'	N89°21'23"W	L42	9.44'	S89°41'40"E
L15	20.00'	N00°39'39"E	L43	3.07'	N00°43'21"E
L16	17.35'	S89°21'26"E	L44	15.00'	S89°16'39"E
L17	45.59'	N00°16'28"E	L45	54.61'	S00°43'21"W
L18	18.75'	N89°43'32"W	L46	9.42'	N89°16'39"E
L19	15.00'	N00°27'07"E	L47	5.45'	S00°15'03"W
L20	18.71'	S89°43'32"E	L48	185.08'	N89°16'48"W
L21	6.00'	S89°43'32"E	L49	3.00'	S00°43'21"W
L22	10.00'	S00°16'28"W	L50	13.00'	N89°16'48"W
L23	6.00'	N89°43'32"W	L51	13.00'	N00°43'21"E
L24	6.00'	S89°43'32"E	L52	188.00'	S89°16'48"E
L25	10.00'	S00°16'28"W	L53	4.63'	S00°15'03"W
L26	6.00'	N89°43'32"W	L54	63.44'	S00°16'28"W
L27	4.69'	N89°44'59"W	L55	228.32'	S89°16'19"E
L28	15.00'	N00°15'01"E			

ENGINEER



5200 State Highway 121
 Colleyville, TX 76034
 Phone: 817-488-4960

SURVEYOR

BARTON CHAPA SURVEYING, LLC
 John H. Barton III, RPLS #6737
 3601 NE Loop 820
 Fort Worth, TX 76137
 Phone: 817-864-1957
 jack@bcsdfw.com
 TBPLS Firm# 10194474

OWNER/DEVELOPER LOT 1R1

SAI LEGACY TRAILS, LLC
 13483 Grand Arbor Lane
 Frisco, TX 75035
 contact: Murali Kodemala

OWNER/DEVELOPER LOT 2R

SEVEN STAR LEGACY HOLDINGS, LLC
 10425 Sexton Drive
 McKinney, TX 75072
 contact: Eswar Narava
 esnarava@gmail.com

JOB NO. 2025.001.405

DRAWN: BCS

CHECKED: JHB

TABLE OF REVISIONS

DATE SUMMARY

PROSPER RIDGE COMMERCIAL

PROSPER, TEXAS

SHEET NO.

1 of 1

REPLAT | DEVAPP-26-0022
PROSPER RIDGE COMMERCIAL
BLOCK F, LOT 1R1 & LOT 2R
 BEING A REPLAT OF LOT 1R & LOT 2, BLOCK F
 PROSPER RIDGE COMMERCIAL, DOC.#2025-342, P.R.D.C.T.
 BEING 2.650 ACRES IN THE J.H. DURRETT SURVEY, ABSTRACT #350
 TOWN OF PROSPER, DENTON COUNTY, TEXAS
 2 COMMERCIAL LOTS | PREPARED DECEMBER 2025