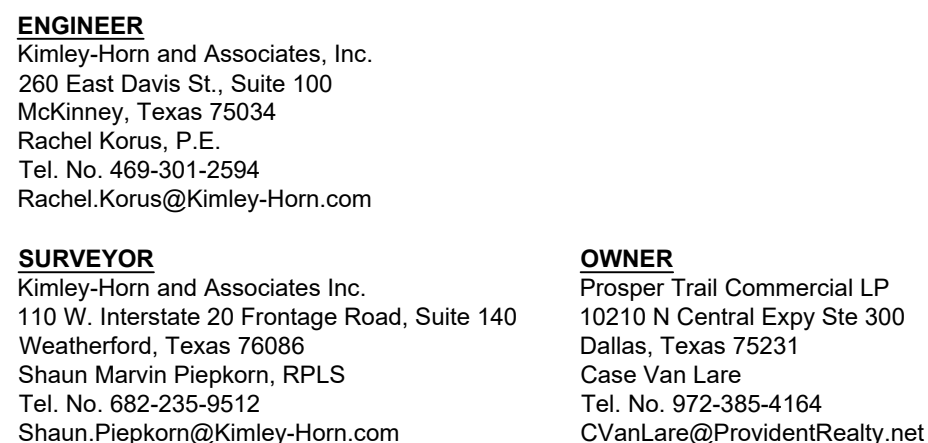
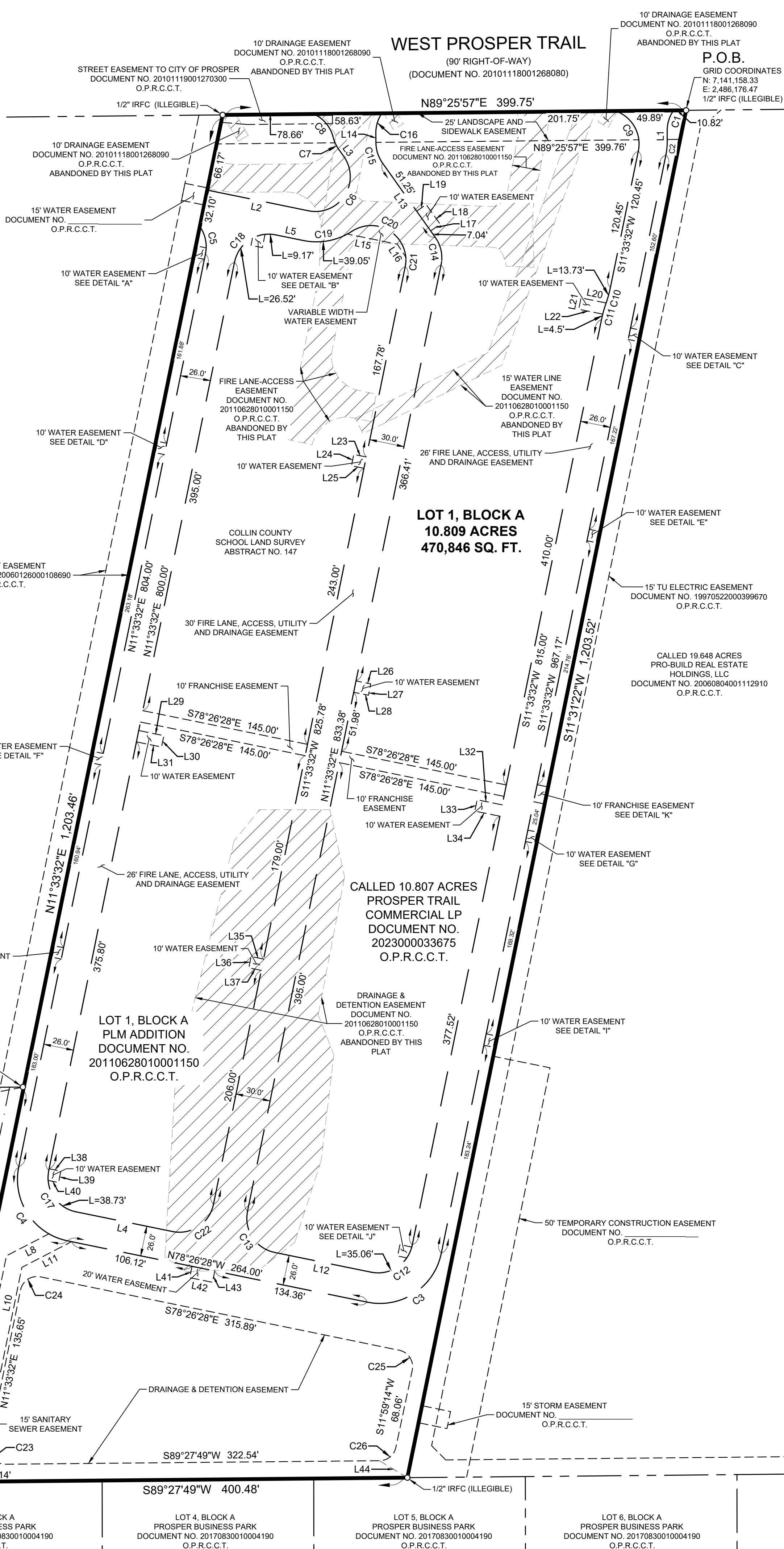
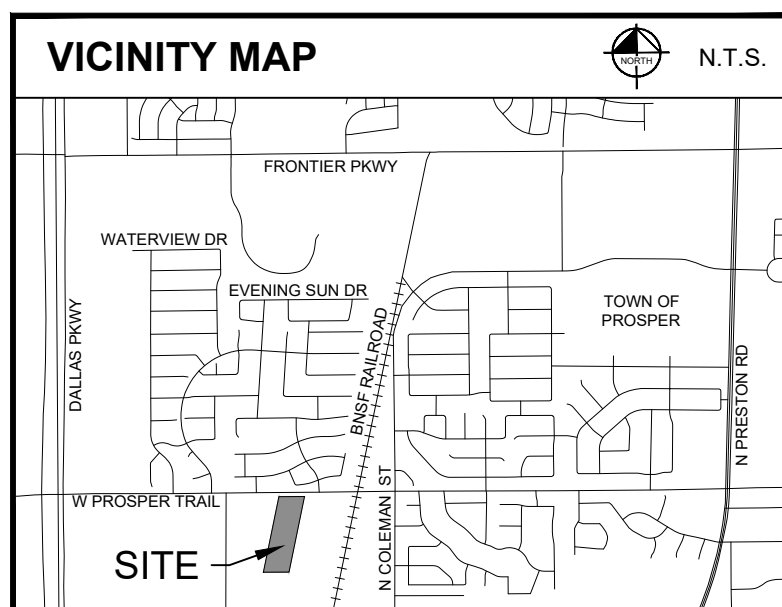




1. The bearing system for this survey is based on the Texas Coordinate System of 1983 (2011), North Central Zone (4202) based on observations made on 07/22/2025 with an applied combined scale factor of 1.0001527100.
2. No floodplain exists on the site.
3. The purpose of this replat is to abandon the previous 24-foot fire lane-access easement, 15-foot water easement, and multiple drainage easements. The purpose of this replat is to also add multiple water easements, 15-foot sanitary sewer, drainage & detention easement, fire lane, access, utility and drainage easements.
4. Notice: Selling a portion of any lot within this addition by metes and bounds is a violation of state law and city ordinance and is subject to fines and withholding of utility services and building permits.

CURVE TABLE				
NO.	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	30.00'	35°36'39"	S17°26'41"W	18.35' 18.65'
C2	54.00'	11°55'02"	S05°35'52"W	11.21' 11.23'
C3	54.00'	90°00'00"	S56°33'32"W	76.37' 84.62'
C4	54.00'	90°00'00"	N39°12'28"W	76.37' 84.62'
C5	30.00'	46°53'43"	N11°53'19"W	23.87' 24.55'
C6	30.00'	136°53'52"	N33°06'36"E	55.81' 71.68'
C7	30.00'	21°30'19"	N24°35'10"W	11.19' 11.26'
C8	30.00'	51°42'27"	N39°41'22"W	26.17' 27.08'
C9	30.00'	82°23'00"	S29°38'01"E	39.52' 43.14'
C10	100.00'	8°06'40"	S15°36'52"W	14.14' 14.16'
C11	100.00'	8°06'29"	S15°36'47"W	14.14' 14.15'
C12	30.00'	90°00'00"	S56°33'32"W	42.43' 47.12'
C13	30.00'	90°00'00"	N33°26'28"W	42.43' 47.12'
C14	30.00'	46°53'52"	N11°53'24"W	23.88' 24.56'
C15	30.00'	34°46'17"	N17°57'12"W	17.93' 18.21'
C16	30.00'	34°39'31"	N16°45'43"E	17.87' 18.15'
C17	30.00'	90°00'00"	N33°26'28"W	42.43' 47.12'
C18	30.00'	90°00'00"	N56°33'32"E	42.43' 47.12'
C19	56.00'	44°47'17"	N79°09'54"E	42.67' 43.78'
C20	30.00'	118°57'52"	S63°44'49"E	51.69' 62.29'
C21	27.00'	15°49'25"	S03°38'50"W	7.43' 7.46'
C22	30.00'	90°00'00"	S56°33'32"W	42.43' 47.12'
C23	14.50'	102°05'43"	N39°29'19"W	22.55' 25.84'
C24	14.50'	90°00'00"	N56°33'32"E	20.51' 22.88'
C25	14.50'	90°25'42"	S33°13'37"E	20.58' 22.88'
C26	14.50'	77°28'35"	S50°43'32"W	18.15' 19.61'

LINE TABLE		
NO	BEARING	LENGTH
L1	N00°21'39"E	9.51'
L2	S78°26'28"E	89.15'
L3	N35°20'20"W	7.80'
L4	N78°26'28"W	85.01'
L5	S78°26'28"E	24.53'
L6	N89°25'06"E	40.31'
L7	N11°31'22"E	173.37'
L8	N62°31'16"E	41.31'
L9	N89°25'06"E	40.31'
L10	N11°31'22"E	183.44'
L11	N62°31'16"E	48.23'
L12	N78°26'28"W	85.00'
L13	N35°20'20"W	79.15'
L14	N00°34'03"W	8.43'
L15	S78°26'28"E	4.91'
L16	S33°28'50"E	13.28'
L17	N54°39'40"E	20.86'
L18	N35°20'20"W	10.00'
L19	S54°39'40"W	10.00'
L20	N78°31'13"W	22.08'
L21	S11°33'32"W	11.00'
L22	S78°31'13"E	21.12'
L23	N78°26'28"W	11.00'
L24	S11°33'32"W	11.00'
L25	S78°31'13"E	11.00'
L26	S78°35'58"E	12.98'
L27	S11°24'02"W	22.08'
L28	N78°35'58"W	13.01'
L29	S78°21'43"E	22.08'
L30	S11°33'32"W	11.00'
L31	N78°21'43"W	22.08'
L32	S78°21'43"E	22.08'
L33	S11°33'32"W	11.00'
L34	S78°31'13"E	11.00'
L35	N78°26'28"W	22.08'
L36	S11°33'32"W	11.00'
L37	S78°26'28"E	11.00'
L38	S78°26'28"E	10.34'
L39	S11°33'32"W	11.00'
L40	N78°26'28"W	9.18'
L41	S11°31'44"W	9.01'
L42	S78°21'46"E	20.00'
L43	N11°31'14"E	99.99'
L44	N56°36'24"W	28.70'



DEVAPP-26-0019
REPLAT
PROSPER FLEX PARK
BLOCK A, LOT 1
BEING A REPLAT OF LOT 1, BLOCK A
OF PLM ADDITION
COLLIN COUNTY SCHOOL LAND SURVEY,
ABSTRACT No. 147
10.809 ACRES
TOWN OF PROSPER,
COLLIN COUNTY, TEXAS

Kimley»»Horn

110 W. Interstate 20 Frontage Road
Suite 140, Weatherford, Texas 76086 FIRM # 10115500 Tel. No. (817) 335-6511
www.kimley-horn.com

<u>Scale</u>	<u>Drawn by</u>	<u>Checked by</u>	<u>Date</u>	<u>Project No.</u>	<u>Sheet No.</u>
1" = 60'	OIS	SMP	06/25/2026	064492135	1 OF 2

OWNER'S CERTIFICATION

STATE OF TEXAS §

COUNTY OF COLLIN §

WHEREAS, PROSPER TRAIL COMMERCIAL LP is the owner of a tract of land situated in the Collin County School Land Survey, Abstract No. 147, Town of Prosper, Collin County, Texas, and being all of Lot 1, Block A of PLM Addition, an addition to the Town of Prosper, Collin County, Texas recorded in Document No. 20110628010001150 of the Official Public Records of Collin County, Texas, said 10.809 acre (470,846 square foot) tract of land being more particularly described by metes and bounds as follows:

BEING a 10.809 acre (470,846 square foot) tract of land situated in the Collin County School Land Survey, Abstract No. 147, Town of Prosper, Collin County, Texas, and being all of Lot 1, Block A of PLM Addition, an addition to the Town of Prosper, Collin County, Texas recorded in Document No. 20110628010001150 of the Official Public Records of Collin County, Texas, said 10.809 acre (470,846 square foot) tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod with cap (illegible) found for the northeast corner of said Lot 1 and the northwest corner of a called 19.648 acre tract of land described in the Special Warranty Deed to Pro-Build Real Estate Holdings, LLC recorded in Document No. 20060804001112910 of said Official Public Records of Collin County, Texas, said 1/2-inch iron rod with cap (illegible) also being in the south right-of-way line of Prosper Trail (90 foot right-of-way);

THENCE South 11 degrees 31 minutes 22 seconds West, with the east line of said Lot 1 and the west line of said 19.648 acre tract of land, a distance of 1,203.52 feet to a 1/2-inch iron rod with cap (illegible) found for the southeast corner of said Lot 1 and the southwest corner of said 16.648 acre tract of land;

THENCE South 89 degrees 27 minutes 49 seconds West, with the south line of said Lot 1, a distance of 400.48 feet to a 5/8-inch iron rod with cap stamped "HARRIS KOCHER" found for the southwest corner of said Lot 1 and the southeast corner of Lot 1, Block A of All Storage Prosper Addition, an addition to the Town of Prosper, Collin County, Texas recorded in Document No. 20210126010000220 of said Official Public Records of Collin County, Texas;

THENCE North 11 degrees 33 minutes 32 seconds East, with the west line of said Lot 1, Block A of PLM Addition and the east line of said Lot 1, Block A of All Storage Prosper Addition, passing at a distance of 347.72 feet, a 5/8-inch iron rod with cap stamped "HARRIS KOCHER" found for the northeast corner of said Lot 1, Block A of All Storage Prosper Addition and the southeast corner of a called 14.00 acre tract of land described in the General Warranty Deed to PTCLP, LLC recorded in Document No. 20220308000381710 of said Official Public Records of Collin County, Texas, continuing with the west line of said Lot 1, Block A of PLM Addition and the east line of said 14.00 acre tract of land, in all, a distance of 1,203.46 feet to a 1/2-inch iron rod with cap (illegible) found for the northwest corner of said Lot 1 and the northeast corner of said 14.00 acre tract of land, said 1/2-inch iron rod with cap (illegible) also being in the south right-of-way line of said Prosper Trail;

THENCE North 89 degrees 25 minutes 57 seconds East, with the north line of said Lot 1 and the south right-of-way line of said Prosper Trail, a distance of 399.75 feet to the POINT OF BEGINNING and containing 470,846 square feet or 10.809 acres of land.

NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS:

That Prosper Trail Comercial LP, acting herein by and through its duly authorized officers, does hereby certify and adopt this plat designating the herein above described property as Prosper Flex Park, 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. Prosper Trail Comercial LP, does herein certify the following:

- 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 ave 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 without the necessity at any time procuring permission from anyone.
- 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 construction, 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.

BY: Prosper Trail Comercial LP

Case Van Lare (Managing Director, Provident Industrial)

STATE OF _____ §

COUNTY OF _____ §

Before me, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Case Van Lare, 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 and as the act and deed therein stated.

Given under my hand and seal of office, this ____ day of _____, 2026.

Notary's Signature

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 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.

STATE OF TEXAS

Known All Men By These Presents:
That I, Shaun Marvin Piepkorn, 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 ____ day of _____, 2026

Shaun Marvin Piepkorn
Registered Professional Land Surveyor No. 6432

STATE OF TEXAS §

COUNTY OF _____ §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Shaun Marvin Piepkorn, 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 _____, 20__ BY THE PLANNING & ZONING COMMISSION OF THE TOWN OF PROSPER, TEXAS.

____ TOWN SECRETARY

____ DEVELOPMENT SERVICES DEPARTMENT

____ ENGINEERING DEPARTMENT

DEVAPP-26-0019
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PROSPER FLEX PARK
BLOCK A, LOT 1
BEING A REPLAT OF LOT 1, BLOCK A
OF PLM ADDITION
COLLIN COUNTY SCHOOL LAND SURVEY,
ABSTRACT No. 147
10.809 ACRES
TOWN OF PROSPER,
COLLIN COUNTY, TEXAS

OWNER
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Case Van Lare
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CVanLare@ProvidentRealty.net

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Rachel Korus, P.E.
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Rachel.Korus@Kimley-Horn.com

SURVEYOR
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Shaun Marvin Piepkorn, RPLS
Tel. No. 682-235-9512
Shaun.Piepkorn@Kimley-Horn.com

Kimley»Horn					
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