



LOT 2
BLOCK A
VOL. 2015, PG. 727

OWNERS CERTIFICATE

STATE OF TEXAS §
COUNTY OF DENTON §

WHEREAS A2 CONSTRUCTIONS LLC is the owner of Lot 4, Block A, La Cima Crossing an addition to the Town of Prosper, as recorded in Volume 2017, Page 490, Plat Records, Collin County, Texas and conveyed by deed recorded in Instrument Number 2022000173629, Deed Records, Collin County, Texas and JTOR INVESTMENTS LLC is the owner of Lot 3, Block A, La Cima Crossing an addition to the Town of Prosper, as recorded in Volume 2021, Page 24, Plat Records, Collin County, Texas and conveyed by deed recorded in Instrument Number 20210324000587470, Deed Records, Collin County, Texas and being more particularly described by metes & bounds as follows:

BEGINNING at a found 1/2 inch iron rod with cap stamped Eagle Surveying at the southeast corner of said Lot 3, Block A, the common southwest corner of Lot 2, Block A of La Cima Crossing, an addition to the Town of Prosper, according to the plat thereof filed for recorded in Volume 2015, Page 727, Plat Records, Collin County, Texas and in the north right-of-way line of U.S. Highway 380 (variable width right-of-way), recorded in Volume 3455, Page 373, Deed Records, Collin County, Texas;

THENCE North 88°45'11" West, with the north right-of-way line of said U.S. Highway 380, a distance of 314.28 feet to a found 1/2 inch iron rod with cap stamped Eagle Surveying at the southwest corner of said Lot 3, Block A, and the common southeast corner of Lot 4, Block A of said La Cima Crossing, recorded in Volume 2017, Page 490, Plat Records, Collin County, Texas;

THENCE North 88°45'52" West a distance of 200.10 feet along said north right-of-way line to a set 1/2 inch iron rod with cap marked Strand and being in the east line of a tract of land described in deed to the Hage Grace Tsai Trust & Chris LLC as recorded in Instrument Number 20190211000141320, Deed Records, Collin County, Texas;

THENCE North 00°46'22" West a distance of 332.24 feet along said east line and departing said U.S. Highway 380 right-of-way line to a found 1/2 inch iron rod in the south line of Richland Boulevard (90 foot right-of-way) for the beginning of a non-tangent curve to the left having a radius of 895.00 feet, a central angle of 15°41'18", and a long chord which bears South 80°52'20" East, 244.30 feet;

THENCE along said non-tangent curve to the left an arc length of 245.06 feet to a set 1/2 inch iron rod with cap marked Strand;

THENCE South 88°47'39" East a distance of 306.53 feet to a set 1/2 inch iron rod with cap marked Strand being in the south line of said Richland Boulevard and being the northwest corner of said Lot 2, Block A;

THENCE South 05°32'23" West a distance of 299.56 feet to the POINT OF BEGINNING and CONTAINING 161,165 square feet, 3.70 acres, more or less.

SURVEYOR'S CERTIFICATE

Known All Men By These Presents:
That I, Wesley K. Betterton, 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 the _____ day of _____, 20 _____.

PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT
DATED 5/22/2023

(Professional Seal)

_____, Name, Title & Registration No.

STATE OF TEXAS §
COUNTY OF DENTON §

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 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 the _____ day of _____, 20_____.
_____, Notary Public, State of Texas

OWNERS DEDICATION

STATE OF TEXAS §
COUNTY OF DENTON §

NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS:

THAT, A2 CONSTRUCTIONS LLC, and JTOR INVESTMENTS LLC acting herein by and through their duly authorized officers, does hereby certify and adopt this plat designating the herein above described property as La Cima Crossing, Block B, Lots 3R and 4R, an addition to the Town of Prosper, and does hereby dedicate to the public use forever, the streets and alleys shown thereon, A2 CONSTRUCTIONS LLC, and JTOR INVESTMENTS LLC 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 be 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 _____, 20_____. BY:

_____, Authorized Signature

_____, Printed Name and Title

STATE OF TEXAS §
COUNTY OF DENTON §

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 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 the _____ day of _____, 20_____.

_____, Notary Public, State of Texas

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 _____, 20_____. BY:

_____, Authorized Signature

_____, Printed Name and Title

STATE OF TEXAS §
COUNTY OF DENTON §

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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 the _____ day of _____, 20_____.

_____, Notary Public, State of Texas

ACCESS EASEMENT

The undersigned covenants and agrees that the access easements may be utilized by any person or the general public for ingress and egress to the 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 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 they shall construct upon the fire lane easements, as dedicated and shown hereon, a hard surface paved in accordance with Town standards and that 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.

DRAINAGE & 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 of drainage structure in order to improve the storm drainage that may be occasioned 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 keep 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 of 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 or structures, within the Easement.

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 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.

CERTIFICATE OF APPROVAL
Approved this ____ day of _____, 20_____ by the Director of Development Services of the Town of Prosper, Texas.

_____, Development Services Department

_____, Engineering Department

_____, Town Secretary

Line Data Table		
Line #	Distance	Bearing
L1	153.93'	N88°45'20"W
L2	105.71'	N00°45'50"W
L3	39.96'	S88°48'21"E
L4	24.49'	N88°32'39"E
L5	146.12'	S88°45'20"E
L6	105.71'	S00°45'50"E
L7	115.83'	N88°48'21"W
L8	84.14'	N01°23'30"E
L9	3.49'	N88°49'56"W
L10	104.93'	N12°13'09"E
L11	10.00'	S77°46'51"E
L12	105.11'	S12°13'09"W
L13	42.39'	N00°00'32"E
L14	12.27'	S88°32'36"W
L15	2.74'	N88°48'23"W
L16	45.27'	N00°00'32"E
L17	20.34'	S88°45'47"E
L18	9.96'	S01°14'13"W
L19	14.60'	N01°14'13"E
L20	15.96'	S88°45'47"E

Line Data Table		
Line #	Distance	Bearing
L21	20.61'	N01°07'25"E
L22	25.00'	N88°45'52"W
L23	50.53'	N01°07'25"E
L24	15.44'	S88°49'49"E
L25	9.96'	N01°10'11"E
L26	8.40'	S88°36'34"E
L27	24.88'	S01°14'09"W

Curve Data Table					
Curve #	Arc	Radius	Delta	Chord Bearing	Chord
C1	43.24'	30.00'	082°35'08"	N47°27'46"W	39.59'
C2	82.93'	54.00'	087°59'30"	N44°45'35"W	75.02'
C3	86.67'	54.00'	091°57'29"	N45°12'55"E	77.66'
C4	58.85'	20.00'	168°35'20"	N04°14'59"E	39.80'
C5	46.07'	30.00'	087°59'30"	S44°45'35"E	41.68'
C6	48.15'	30.00'	091°57'29"	S45°12'55"W	43.15'
C7	47.23'	30.00'	090°11'51"	N43°42'25"W	42.50'
C8	3.29'	3.00'	062°54'04"	N57°22'54"W	3.13'
C9	48.00'	20.00'	137°29'58"	N22°29'41"E	37.28'
C10	10.01'	895.00'	000°38'26"	S76°47'40"E	10.01'
C11	15.23'	867.68'	001°00'20"	S80°04'42"E	15.23'
C12	23.22'	30.00'	044°20'47"	N62°40'51"W	22.64'
C13	19.15'	54.00'	020°19'26"	N36°05'35"W	19.05'
C14	53.83'	895.00'	003°26'46"	S74°45'04"E	53.82'
C15	38.68'	895.08'	002°28'33"	S78°21'10"E	38.67'
C16	15.35'	895.00'	000°58'58"	S81°03'25"E	15.35'

A REPLAT OF
BLOCK A, LOT 3
A FINAL PLAT OF
BLOCK A, LOT 4

LA CIMA CROSSING
LOT 3R & 4R, BLOCK A

3.700 ACRES
2 COMMERCIAL LOTS
LOT 3, BLOCK A, LA CIMA CROSSING, RECORDED IN VOL. 2021, PG. 24, P.R.C.C.T.
AND
LOT 4, BLOCK A, LA CIMA CROSSING, RECORDED IN VOL. 2017, PG. 490, P.R.C.C.T.
SITUATED IN THE EDWARD BRADLEY SURVEY, ABSTRACT 86
TOWN OF PROSPER
COLLIN COUNTY, TEXAS

TOWN PROJECT NUMBER: DEVAPP-23-0058

SURVEYOR:

10003 TECHNOLOGY BLVD. WEST
DALLAS, TX 75220
972-620-8204
REGISTRATION NO: 10194076

PREPARATION DATE: 5/22/2023



DEVELOPER / OWNER:

A2 CONSTRUCTION, LLC
1505 ISAAC LANE
MCKINNEY, TEXAS 75071

DEVELOPER / OWNER:

JTOR INVESTMENTS, LLC
2760 VIRGINIA PARKWAY STE 100
MCKINNEY, TEXAS 75071

ENGINEER:

KYLE WHITIS, P.E.
STRAND SYSTEMS ENGINEERING
10003 TECHNOLOGY BLVD, WEST
DALLAS, TEXAS 75380