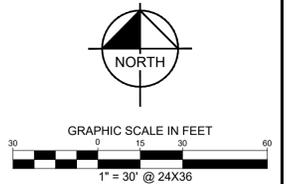
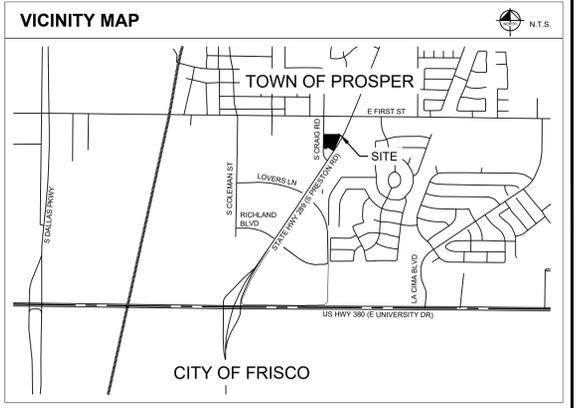


LEGEND

---	BOUNDARY LINE
- - - -	EASEMENT LINE
---	PROPERTY LINE
IRF	IRON ROD FOUND
IRFC	IRON ROD FOUND WITH CAP
IRSC	IRON ROD SET WITH CAP
N.T.S.	NOT TO SCALE
(C.M.)	CONTROLLING MONUMENT
FND	FOUND
R.O.W.	RIGHT OF WAY
RRSF	RAILROAD SPIKE FOUND
BRB	BEARS
X3	CUT 'X' SET
P.O.B.	POINT OF BEGINNING
WE	WATER EASEMENT
SSE	SANITARY SEWER EASEMENT
FLAUDE	FIRE LANE, ACCESS, UTILITY, AND DRAINAGE EASEMENT



- NOTES:**
- Bearing system based on the easterly right of way line of South Craig Road as depicted in the Conveyance Plat of Gates of Prosper, Block E, Lots 1 and 2, recorded in Volume 2018, Page 549, Plat Records, Collin County, Texas, said bearing being North 0°04'46\"/>
 - According to Map No. 48085C0235 J dated June 2, 2009, of the National Flood Insurance Program Map, Flood Insurance Rate Map of Collin County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, this property is located in Zone X (unshaded) and is not within a special flood hazard area. If this site is within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.
 - Landscape easements shall be exclusive of an other type of easement with the exception of existing easements.
 - 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.

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	24°20'05"	52.00'	22.09'	S77°49'28"E	21.92'
C2	89°54'43"	30.00'	47.08'	S45°02'07"E	42.39'
C3	24°20'05"	64.00'	27.18'	S77°49'28"E	26.98'
C4	90°00'00"	30.00'	47.12'	N69°20'36"E	42.43'
C5	90°05'17"	30.00'	47.17'	N44°57'53"E	42.46'
C6	24°20'05"	40.00'	16.99'	S77°49'28"E	16.86'
C7	90°00'00"	30.00'	47.12'	S20°39'24"E	42.43'

LOT TABLE

LOT NO.	ACRES	SQ. FT.
GROSS	3.016	131,364
LOT 3R1, BLOCK E	2.033	88,560
LOT 3R2, BLOCK E	0.983	42,803

LINE TABLE

NO.	BEARING	LENGTH
L1	S26°54'54"W	40.31'
L2	S89°19'43"W	35.81'
L3	S00°40'17"E	28.71'
L4	N16°53'41"W	11.65'
L5	N24°20'45"E	13.17'
L6	S89°59'29"E	16.87'
L7	S65°39'24"E	74.75'
L8	S89°59'29"E	16.74'
L9	S65°39'24"E	74.75'
L10	S00°00'00"E	9.48'
L11	N90°00'00"W	10.00'
L12	N00°00'00"E	9.48'
L13	S24°20'36"W	9.00'
L14	S65°39'24"E	10.00'
L15	N24°20'36"E	8.73'
L16	N62°15'51"E	9.58'
L17	S27°44'09"E	10.00'
L18	S62°15'51"W	9.58'
L19	N24°20'36"E	8.50'
L20	S65°39'24"E	10.00'

LINE TABLE

NO.	BEARING	LENGTH
L21	S24°20'36"W	8.50'
L22	S24°20'36"W	10.22'
L23	N65°39'24"W	10.00'
L24	N24°20'36"E	10.22'
L25	S00°00'31"W	10.00'
L26	S89°59'29"E	10.00'
L27	N00°00'31"E	10.00'
L28	N00°02'07"W	6.35'
L29	N89°57'53"E	10.00'
L30	S00°02'07"E	9.69'
L31	N89°55'14"E	20.38'
L32	N00°04'46"W	19.50'
L33	S89°55'14"W	20.39'

OWNER:
 183 Land Corporation
 1 Cowboys Way
 Frisco, TX 75034
 P (972) 497-4394
 Contact: Thomas L. Walker

ENGINEER:
 Kimley-Horn and Associates
 260 East Davis St., Suite 100
 McKinney, TX 75034
 P (469) 301-2594
 Contact: Rachel Korus, P.E.

SURVEYOR:
 Kimley-Horn and Associates, Inc.
 801 Cherry Street, Unit 11, Suite 100
 Fort Worth, TX 76102
 P (817) 335-6511
 Contact: Michael C. Billingsley, R.P.L.S.

DEVAPP-24-0141
REPLAT
GATES OF PROSPER
BLOCK E, LOTS 3R1 & 3R2
 AN ADDITION TO THE TOWN OF PROSPER
 3.016 ACRES
 SITUATED IN THE
 ED BRADLEY SURVEY, ABSTRACT NO. 86
 TOWN OF PROSPER, COLLIN COUNTY, TEXAS

Kimley»Horn

801 Cherry Street, Unit 11, # 1300 Fort Worth, Texas 76102 FIRM # 10194040 Tel. No. (817) 335-6511 www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 30'	GRW	MCB	01/14/2025	068109074	1 OF 2

DWG NAME: K:\P\TW_SURVEY\0808109074-GATES OF PROSPER BLOCK E\GATES OF PROSPER BLOCK E.dwg PLOTTED BY: RENT-MASON\13022025 5:11 PM LAST SAVED: 1/14/2025 2:12 PM

OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF COLLIN §

BEING a tract of land situated in the Ed Bradley Survey, Abstract No. 86, Town of Prosper, Collin County, Texas and being all of Lot 3, Block E, Gates of Prosper, Block E, Lots 3 and 4, an addition to the Town of Prosper, Texas, according to the Final Plat thereof recorded in Volume 2024, Page 685, Plat Records, Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8-inch iron rod with cap stamped "KHA" found for the northeast corner of said Lot 3 in the westerly right-of-way line of State Highway No. 289 (South Preston Road) (a variable width public right-of-way);

THENCE South 26°54'54" West, along the said westerly right-of-way line of State Highway No. 289, a distance of 40.31 feet to a 5/8-inch iron rod found for corner;

THENCE South 24°15'53" West, continuing along the said westerly right-of-way line of State Highway No. 289, a distance of 407.31 feet to a 5/8-inch iron rod with cap stamped "KHA" found for the south corner of said Lot 3;

THENCE along the south line of said Lot 3, the following four (4) calls:

North 57°48'58" West, departing the said westerly right-of-way of State Highway No. 289, a distance of 170.28 feet to a 5/8-inch iron rod with cap stamped "KHA" found for corner;

South 89°19'43" West, a distance of 35.81 feet to a 5/8-inch iron rod with cap stamped "KHA" found for corner;

South 00°40'17" East, a distance of 28.71 feet to a 5/8-inch iron rod with cap stamped "KHA" found for corner;

South 89°19'43" West, a distance of 63.37 feet to a 5/8-inch iron rod with cap stamped "KHA" found for corner in the east right-of-way line of South Craig Road (a variable width right-of-way), said iron rod also being the most southerly southwest corner of said Lot 3;

THENCE North 16°53'41" West, along the said east right-of-way line of South Craig Road, a distance of 11.65 feet to a 5/8-inch iron rod with cap stamped "KHA" found for corner;

THENCE North 00°04'46" West, continuing along the said east right-of-way line of South Craig Road, a distance of 352.71 feet to a cut "X" found for the northwest corner of said Lot 3;

THENCE along the north line of said Lot 3, the following three (3) calls:

South 89°59'22" East, departing the said east right-of-way line of South Craig Road, a distance of 369.23 feet to a cut "X" found for corner;

North 24°20'45" East, a distance of 13.17 feet to a cut "X" found for corner;

South 63°04'57" East, a distance of 64.82 feet to the **POINT OF BEGINNING** and containing 131,364 square feet or 3.0157 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT **183 LAND CORPORATION**, acting herein by and through its duly authorized officers, does hereby certify and adopt this plat designating the herein above described property as **GATES OF PROSPER, BLOCK E, LOTS 3R1 & 3R2**, an addition to the Town of Prosper, and does hereby dedicate to the public use forever, the streets and alleys shown thereon. **183 LAND CORPORATION**, 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 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 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. WITNESS, my hand, this the _____ day of _____, 2025.

BY: 183 LAND CORPORATION

BY:

Authorized Signature

Thomas L. Walker, CFO

STATE OF TEXAS §

COUNTY OF _____ §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Thomas L. Walker, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he 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 _____, 2025.

Notary Public, State of _____

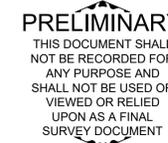
SURVEYOR'S CERTIFICATE

Know All Men By These Presents:

That I, Michael C. Billingsley, 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 the _____ day of _____, 2025.

Michael C. Billingsley
Registered Professional Land Surveyor No. 6558
Kimley-Horn and Associates, Inc.
801 Cherry Street, Unit 11, Suite 1300
Fort Worth, Texas 76102
Phone 817-335-6511



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 B. Marx, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he 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 _____, 2025.

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

Engineering Department

Development Services Department

OWNER:
183 Land Corporation
1 Cowboys Way
Frisco, TX 75034
P (972) 497-4394
Contact: Thomas L. Walker

ENGINEER:
Kimley-Horn and Associates
260 East Davis St., Suite 100
McKinney, TX 75034
P (469) 301-2594
Contact: Rachel Korus, P.E.

SURVEYOR:
Kimley-Horn and Associates, Inc.
801 Cherry Street, Unit 11, Suite 1300
Fort Worth, Texas 76102
P (817) 335-6511
Contact: Michael C. Billingsley, R.P.L.S.

DEVAPP-24-0141
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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	GRW	MCB	01/14/2025	068109074	2 OF 2