



- NOTES:**
- All corners set are monumented with a 5/8 inch iron rod with red plastic cap stamped "KHA", unless otherwise noted.
 - Bearing system based on the southerly right of way line of Lovers Lane as created in the Conveyance Plat of Gates of Prosper, Phase 2, an addition to the Town of Prosper, according to the plat, recorded in Volume 2019, Page 252 of the Map Records of Collin County, Texas, said bearing being North 90°00'00" East.
 - 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.
 - 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 final plat is to create easements for site development.
 - Line and curve table on sheet 2.
 - No FEMA floodplain exist on the site.
 - Landscape easements must be exclusive of any other easement except as shown hereon or with approval by the Town of Prosper.

LEGEND

Symbol	Description
---	BOUNDARY LINE
---	EASEMENT LINE
---	PROPERTY LINE
---	FLOODPLAIN LINE
ADP	ALUMINUM DISK MONUMENT FOUND
RF	IRON ROD FOUND
IRFC	IRON ROD FOUND WITH CAP
IRSC	IRON ROD SET WITH CAP
TDOOT	TEXAS DEPARTMENT OF TRANSPORTATION
VF	"V" CUT FOUND
XF	"X" CUT FOUND
XS	"X" CUT SET
C.C.#	COUNTY CLERK FILE NUMBER
D.R.C.C.T.	DEED RECORDS OF COLLIN COUNTY, TEXAS
P.R.C.C.T.	PLAT RECORDS OF COLLIN COUNTY, TEXAS
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS
B.S.L.E.	BUILDING SETBACK LINE & LANDSCAPE EASEMENT
D.E.	DRAINAGE EASEMENT
F.A.D.U.E.	FIRELANE, ACCESS, DRAINAGE & UTILITY EASEMENT
H.B.T.E.	HIKE & BIKE TRAIL EASEMENT
L.P.A.E.	LANDSCAPE & PUBLIC ACCESS EASEMENT
S.E.	STREET EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
U.E.	UTILITY EASEMENT
W.E.	WATER EASEMENT

**FINAL PLAT
LA CIMA CROSSING
BLOCK B, LOT 2**
AN ADDITION TO THE TOWN OF PROSPER
ZONED PD-2
4.789 ACRES

SITUATED IN THE
EDWARD BRADLEY SURVEY, ABSTRACT NO. 86, & THE
HARRISON JAMISON SURVEY, ABSTRACT NO. 480
TOWN OF PROSPER, COLLIN COUNTY, TEXAS

March 2025
CASE NO. DEVAPP-24-0026

Kimley»Horn

6160 Warren Parkway, Suite 210
Frisco, Texas 75034
FIRM # 10193822
Tel. No. (972) 335-3580
Fax No. (972) 335-3779

OWNER:
Prosper Market, LLC
9111 Cypress Waters Blvd.,
Suite 300
Coppell, TX 75019
Contact: Mr. Ramesh
Gandhamaneni
Phone: (248) 622-1074

ENGINEER:
Kimley-Horn and Associates, Inc.
2600 N. Central Expressway, Suite 400
Richardson, TX 75080
P (214) 234-9786
Contact: Stephanie Glenger, P.E.

SURVEYOR:
Kimley-Horn and Associates, Inc.
6160 Warren Pkwy., Suite 210
Frisco, TX 75034
P (972) 335-3580
F (972) 335-3779
Contact: Michael B. Marx, R.P.L.S.

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 40'	JCC	KHA	03/11/2025	064618701	1 OF 2

DWG NAME: KCFR_SURVEY\064618701_SPICE_RUT - PROSPER\GWS064618701_TPD.DWG PLOTTED BY: MARK MICHAEL 3/11/2025 2:28 PM LAST SAVED: 3/11/2025 11:11 AM

OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF COLLIN §

WHEREAS, Prosper Market, LLC is the owner of a tract of land situated in the Edward Bradley Survey, Abstract No. 86 and the Harrison Jamison Survey, Abstract No. 480, Town of Prosper, Collin County, Texas, and being all of Lot 2R, Block B of La Cima Crossing, an addition to the Town of Prosper, according to the Conveyance Plat, recorded in Volume 2021, Page 166 of the Plat Records of Collin County Texas, and being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod with a plastic cap, stamped "DUNAWAY ASSOC LP" found at the southerly corner of a visibility clip on the northerly right of way line of Richland Boulevard, a variable width right of way, for the southerly, southeast corner of said Lot 2R, Block B;

THENCE South 69°26'08" West, along the northerly right of way line of said Richland Boulevard and the southerly line of said Lot 2R, Block B, a distance of 159.42 feet to a 1/2-inch iron rod found for corner;

THENCE South 70°42'30" West, along the northerly right of way line of said Richland Boulevard and the southerly line of said Lot 2R, Block B, a distance of 151.43 feet to a 1/8-inch iron rod with a plastic cap, stamped "DUNAWAY ASSOC LP" found for the beginning of a non-tangent curve to the right with a radius of 805.00 feet, a central angle of 10°56'41", and a chord bearing and distance of South 85°45'02" West, 153.54 feet;

THENCE in a westerly direction, along the northerly right of way line of said Richland Boulevard and the southerly line of said Lot 2R, Block B, with said non-tangent curve to the right, an arc distance of 153.77 feet to a 1/8-inch iron rod with a plastic cap, stamped "DUNAWAY ASSOC LP" found for corner;

THENCE North 88°46'47" West, along the northerly right of way line of said Richland Boulevard and the southerly line of said Lot 2R, Block B, a distance of 86.96 feet to a 1/2-inch iron rod found for the southwest corner of said Lot 2R and the southeast corner of Lot 3R, Block B of said La Cima Crossing;

THENCE North 05°25'04" East, departing the northerly right of way line of said Richland Boulevard and along the common line of said Lot 2R and Lot 3R, Block B, a distance of 471.31 feet to a 1/8-inch iron rod with a plastic cap, stamped "DUNAWAY ASSOC LP" found for corner on the southerly line of Lot 1, Block B of La Cima Crossing, an addition to the Town of Prosper, according to the Amending Plat, recorded in Volume 2020, Page 238 of the Plat Records of Collin County, Texas;

THENCE North 89°31'11" East, along the northerly line of said Lot 2R, Block B and the southerly line of said Lot 1, Block B, a distance of 411.27 feet to an "X" cut in concrete found for the northeast corner of said Lot 2R and the southeast corner of said Lot 1, same being on the westerly right of way line of La Cima Boulevard, a variable width right of way and being the beginning of a non-tangent curve to the left with a radius of 727.40 feet, a central angle of 10°01'39", and a chord bearing and distance of South 09°53'17" East, 127.14 feet;

THENCE in a southerly direction, along the easterly line of said Lot 2R, Block B and the westerly right of way line of said La Cima Boulevard, with said non-tangent curve to the left, an arc distance of 127.30 feet to a point for corner;

THENCE South 13°11'58" East, continuing along the easterly line of said Lot 2R, Block B and the westerly right of way line of said La Cima Boulevard, a distance of 109.68 feet to a 1/8-inch iron rod with a plastic cap, stamped "DUNAWAY ASSOC LP" found for the beginning of a non-tangent curve to the left with a radius of 802.50 feet, a central angle of 06°12'21", and a chord bearing and distance of South 25°26'54" East, 86.88 feet;

THENCE in a southerly direction, continuing along the easterly line of said Lot 2R, Block B and the westerly right of way line of said La Cima Boulevard, with said non-tangent curve to the left, an arc distance of 86.92 feet to a 1/8-inch iron rod with a plastic cap, stamped "DUNAWAY ASSOC LP" found for corner;

THENCE South 28°28'27" East, continuing along the easterly line of said Lot 2R, Block B and the westerly right of way line of said La Cima Boulevard, a distance of 13.13 feet to a 5/8-inch iron rod with a plastic cap, stamped "KHA" set for easterly, southeast corner of said Lot 2R and being the northerly corner of aforesaid visibility clip at the intersection of the westerly right of way line of said La Cima Boulevard with the northerly right of way line of aforesaid Richland Boulevard;

THENCE South 21°44'07" West, along said visibility clip, a distance of 37.76 feet to the POINT OF BEGINNING and containing 4.789 acres (208,625 square feet) of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT WHEREAS, Prosper Market, LLC, acting herein by and through its duly authorized officer, does hereby certify and adopt this revised conveyance plat designating the herein above described property as LA CIMA CROSSING, BLOCK B, LOT 2, an addition to the Town of Prosper, and does hereby dedicate to the public use forever, the streets and alleys shown thereon. WHEREAS, Prosper Market, LLC do herein certify the following:

- 1. The streets and alleys are dedicated for street and alley purposes.
2. All public improvements and dedications shall be free and clear of all debt, liens, and/or encumbrances.
3. The easements and public use areas, as shown, are dedicated for the public use forever for the purposes indicated on this plat.
4. 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.
5. The Town of Prosper is not responsible for replacing any improvements in, under, or over any easements caused by maintenance or repair.
6. 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.
7. 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.
8. 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.
9. 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: Prosper Market, a Texas limited liability company

Authorized Signature

Printed Name and Title

STATE OF TEXAS §

COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Mr. Ramesh Gandhamaneni, 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 _____, 20__.

Notary Public, State of Texas

SURVEYOR'S CERTIFICATE

Know All Men By These Presents:

That I, Michael B. Marx, 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 _____, 20__.

Michael B. Marx
Registered Professional Land Surveyor No. 5181
Kimley-Horn and Associates, Inc.
6160 Warren Pkwy., Suite 210
Frisco, Texas 75034
Phone 972-335-3580
Fax 972-335-3779

PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

STATE OF TEXAS §

COUNTY OF COLLIN §

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 _____, 20__.

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

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.

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.

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.

DRAINAGE AND FLOODWAY EASEMENT

The 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 B, as shown on the plat is called "Drainage and Floodway Easement" and is the natural drainage channel across each lot. The existing creek or creeks traversing along the Drainage and Floodway Easement within the limits of this addition, will remain as an open channel at all times and will be maintained by the owners of the lot or lots that are traversed by or adjacent to the drainage courses in the Drainage and Floodway Easement. The Town will not be responsible for the maintenance and operation of said creek, or creeks or for any damage to private property or person that results for the flow of water along said creek, or for the control of erosion. No obstruction to the natural flow of storm water run-off shall be permitted by construction of any type of building, fence or any other structure within the Drainage and Floodway Easement or the natural drainage channels, as herein above defined. Provided 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 the streets and alleys in or adjacent to the subdivision, then in such event, the Town shall have the right to enter upon the Drainage and Floodway 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 natural drainage channels traversing or adjacent to his property clean and free of debris, silt, and any substance which could 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 natural drainage through the Drainage and Floodway Easement, as in the case of all natural channels, are subject to storm water overflow and natural bank erosion to an extent which cannot definitely be defined. The Town shall not be held liable for any damages of any nature resulting from the occurrence of these natural phenomena, or resulting from the failure of any structure or structures, within the natural drainage channels. Building areas outside the Drainage and Floodway Easement line shall be filled to a minimum elevation as shown on the plat. The minimum floor elevation for each lot shall be as shown on the plat.

Table with 3 columns: LINE TABLE, BEARING, LENGTH. Rows 1-20.

Table with 5 columns: CURVE TABLE, DELTA, RADIUS, LENGTH, CHORD BEARING, CHORD. Rows 1-20.

Table with 5 columns: CURVE TABLE, DELTA, RADIUS, LENGTH, CHORD BEARING, CHORD. Rows 1-20.

SURVEYOR: Kimley-Horn and Associates, Inc. 6160 Warren Pkwy., Suite 210 Frisco, TX 75034 P (972) 335-3580 F (972) 335-3779 Contact: Michael B. Marx, R.P.L.S.

ENGINEER: Kimley-Horn and Associates, Inc. 2600 N. Central Expressway, Suite 400 Richardson, TX 75080 P (214) 234-9786 Contact: Stephanie Glenger, P.E.

OWNER: Prosper Market, LLC 9111 Cypress Waters Blvd., Suite 300 Coppell, TX 75019 Contact: Mr. Ramesh Gandhamaneni Phone: (248) 622-1074

FINAL PLAT LA CIMA CROSSING BLOCK B, LOT 2 AN ADDITION TO THE TOWN OF PROSPER ZONED PD-2 4.789 ACRES SITUATED IN THE EDWARD BRADLEY SURVEY, ABSTRACT NO. 86, & THE HARRISON JAMISON SURVEY, ABSTRACT NO. 480 TOWN OF PROSPER, COLLIN COUNTY, TEXAS

March 2025 CASE NO. DEVAPP-24-0026

Kimley Horn logo and contact information including address, phone, and project details.