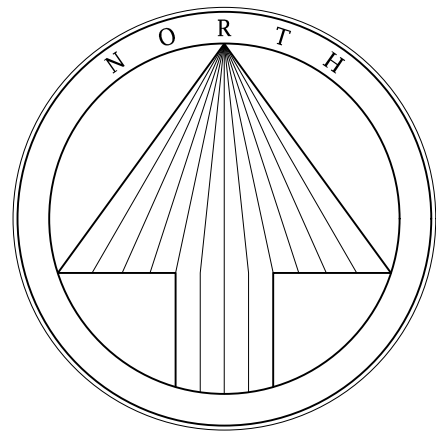
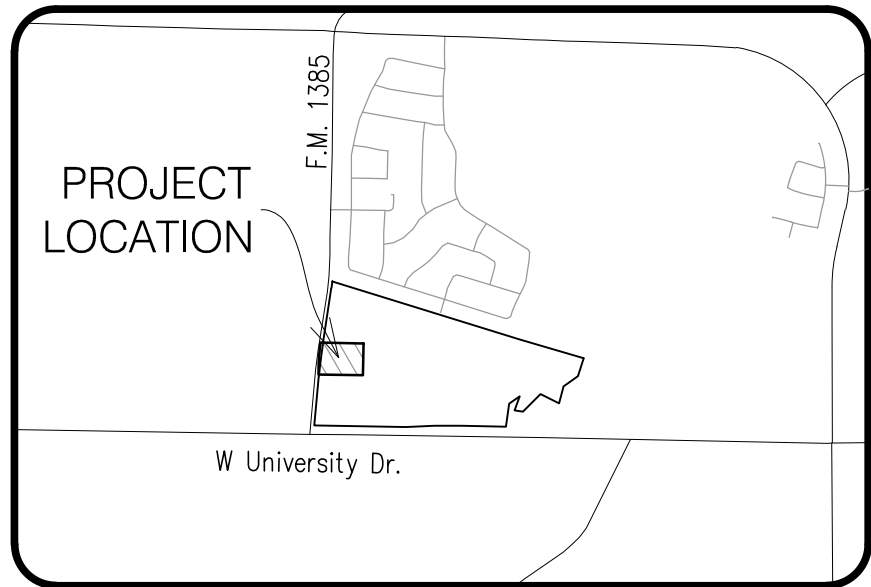


Basis of bearing: State Plane
Coordinate System, Texas North
Central Zone 4202, North American
Datum of 1983. Adjustment
Realization 2011.



LOCATION MAP
1" = 2000'

PURPOSE STATEMENT

The purpose of this Final Plat is to dedicate easements necessary for the development of Lot 3 and to dedicate R.O.W. to the Town of Prosper.

NOTES:

1. Basis of bearing: Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983. Adjustment Realization 2011.
2. 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.
3. No floodplain exists on the site.
4. Landscape easements shall be exclusive unless approved by the Town and shown in this 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, 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.

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.

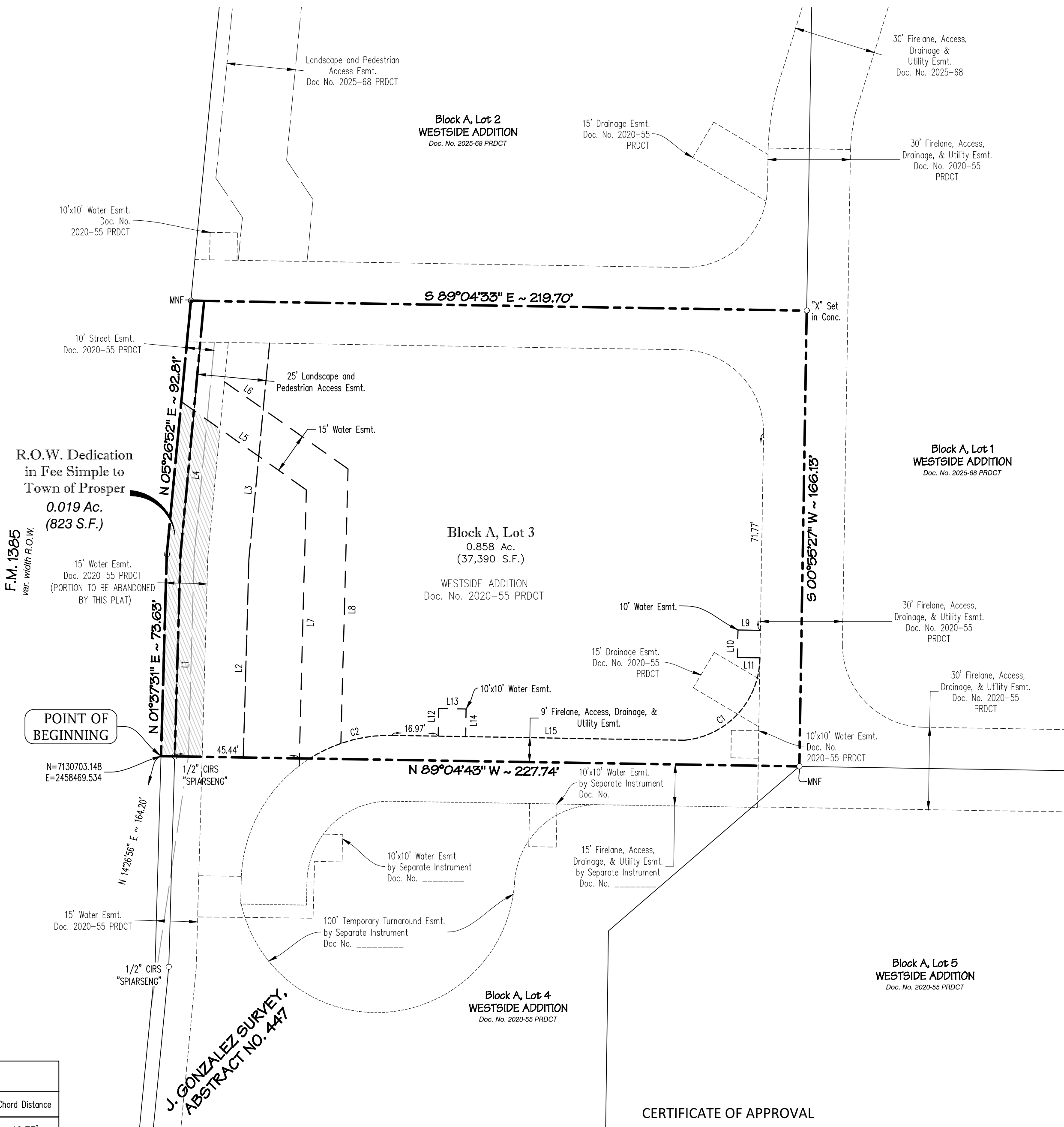
LANDSCAPE EASEMENT

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 property owner's 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.

LEGEND	
○	1/2" IRON ROD W/ PLASTIC CAP STAMPED "SPARSING" SET, UNLESS OTHERWISE NOTED.
IRF	IRON ROD FOUND
ORF	CAPPED IRON ROD FOUND
ORS	CAPPED IRON ROD SET
OM	CONTROL MONUMENT
XF	STAMPED "X" FOUND
MNF	MAG NAIL FOUND

Line Table		
Line #	Bearing	Distance
L1	N01°37'31"E	73.40'
L2	N01°37'31"E	72.26'
L3	N05°26'52"E	79.14'
L4	N05°26'52"E	77.99'
L5	S54°47'41"E	55.80'
L6	S54°47'41"E	55.11'
L7	S01°29'29"W	100.62'
L8	S01°29'29"W	100.07'
L9	S89°12'33"E	8.18'
L10	N01°02'03"E	10.00'
L11	N89°12'33"W	8.20'
L12	N00°57'54"E	10.09'
L13	S89°02'06"E	10.00'
L14	S00°57'54"W	10.09'
L15	S89°02'06"E	106.73'

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
C1	44.72'	30.30'	84°33'46"	N42°27'56"E	40.77'
C2	31.53'	54.00'	33°27'35"	N74°14'07"E	31.09'



OWNER'S CERTIFICATE
STATE OF TEXAS §
COUNTY OF DENTON §

METES AND BOUNDS DESCRIPTION

WHEREAS, 1385 Prosper, LLC are the owners of a tract of land situated in the J. Gonzalez Survey, Abstract No. 447, Denton County, Texas and being out of a 0.887 Ac. Tract conveyed to them by Westside Prosper LLC, and being a more particularly described as follows:

BEING a tract of land situated in the J. Gonzalez Survey, Abstract No. 447, Town of Prosper, Denton County, Texas, being all of a tract conveyed to 1385 Prosper, LLC, by deed recorded in 2023-107240 of the Official Records of Denton County, Texas, with the subject tract being more particularly described as follows:

BEGINNING at a point lying in the east right of way of Farm to Market Road 1385, being the south west corner of the subject property and being the north west corner of Block A, Lot 4 of the Westside Addition, a point which bears N 14°26'56" E and 164.20' from a 5/8" capped iron rod found;

THENCE N 01°37'31" E, 73.63 feet;

THENCE N 05°26'52" E, 92.81 feet to a mag nail found at the northwest corner of said Lot 3 and a common southwest corner of Lot 2;

THENCE S 89°04'33" E, 224.52 feet to an "X" set in concrete at the northeast corner of said Lot 3;

THENCE S 00°55'27" W, 166.13 feet to a magnetic nail found at the southeast corner of said Lot 3 and common northeast corner of Lot 4;

THENCE N 89°04'43" W, 232.74 feet to the POINT OF BEGINNING with the subject tract containing 38,213 square feet or 0.877 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT 1385 PROSPER, LLC, acting herein by and through its duly authorized officer, does hereby certify and adopt this plat designating the herein above described property as WESTSIDE ADDITION, BLOCK A, LOT 3, an addition to the Town of Prosper, Texas, and does hereby dedicate, to the public use forever, the streets and alleys shown thereon.

1385 PROSPER, LLC, does herein certify the following:

1. The streets and alleys are dedicated for street 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 utility entities 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 said 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.

Witness our hands this _____ day of _____, 2026.

1385 PROSPER, LLC

By: _____
Signature

Name, 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 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 _____, 2026.

Notary Public, State of Texas

SURVEYOR'S CERTIFICATE

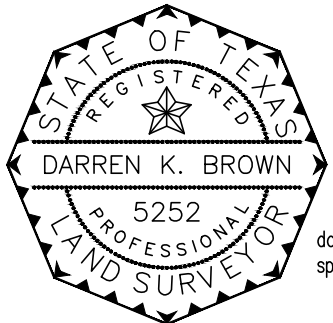
NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That I, Darren Brown, of Spiars Engineering, Inc., 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.

PRELIMINARY, THIS DOCUMENT
SHALL NOT BE RECORDED
FOR ANY PURPOSE

DARREN BROWN, R.P.L.S. No. 5252



darren.brown@spiarsengineering.com

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 DARREN BROWN, 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 _____, 2026.

Notary Public, State of Texas

CERTIFICATE OF APPROVAL

APPROVED THIS _____ DAY OF _____, 2026, by
the Planning & Zoning Commission of the Town of Prosper, Texas.

Town Secretary

Engineering Department

Development Services Department

ENGINEER / APPLICANT

Carter Engineering
1010 Commerce Dr.
Bogart, GA 30622
Telephone (770) 725-1200
Contact: Jeff Carter, P.E.

OWNER / APPLICANT

1385 Prosper LLC
5867 Aylworth Dr.
Frisco, TX 75035-7225
Telephone (302) 494-3699
Contact: Srikanth Krothapalli

SURVEYOR

Spiars Engineering, Inc.
501 W President George Bush Hwy, Suite 200
Richardson, TX 75080
Telephone: (972) 422-0077
TBPELS No. F-2121
Contact: David Bond, P.E.

DEVAPP-26-0029
FINAL PLAT

WESTSIDE ADDITION

BLOCK A, LOT 3

SITUATED IN THE J. GONZALES SURVEY, ABSTRACT NO. 447

IN THE TOWN OF PROSPER, DENTON COUNTY, TEXAS

38,213 Sq. Ft./0.877 Acres (GROSS)

37,390 Sq. Ft./0.858 Acres (NET)

Current Zoning: PD-94

Prepared March 2026