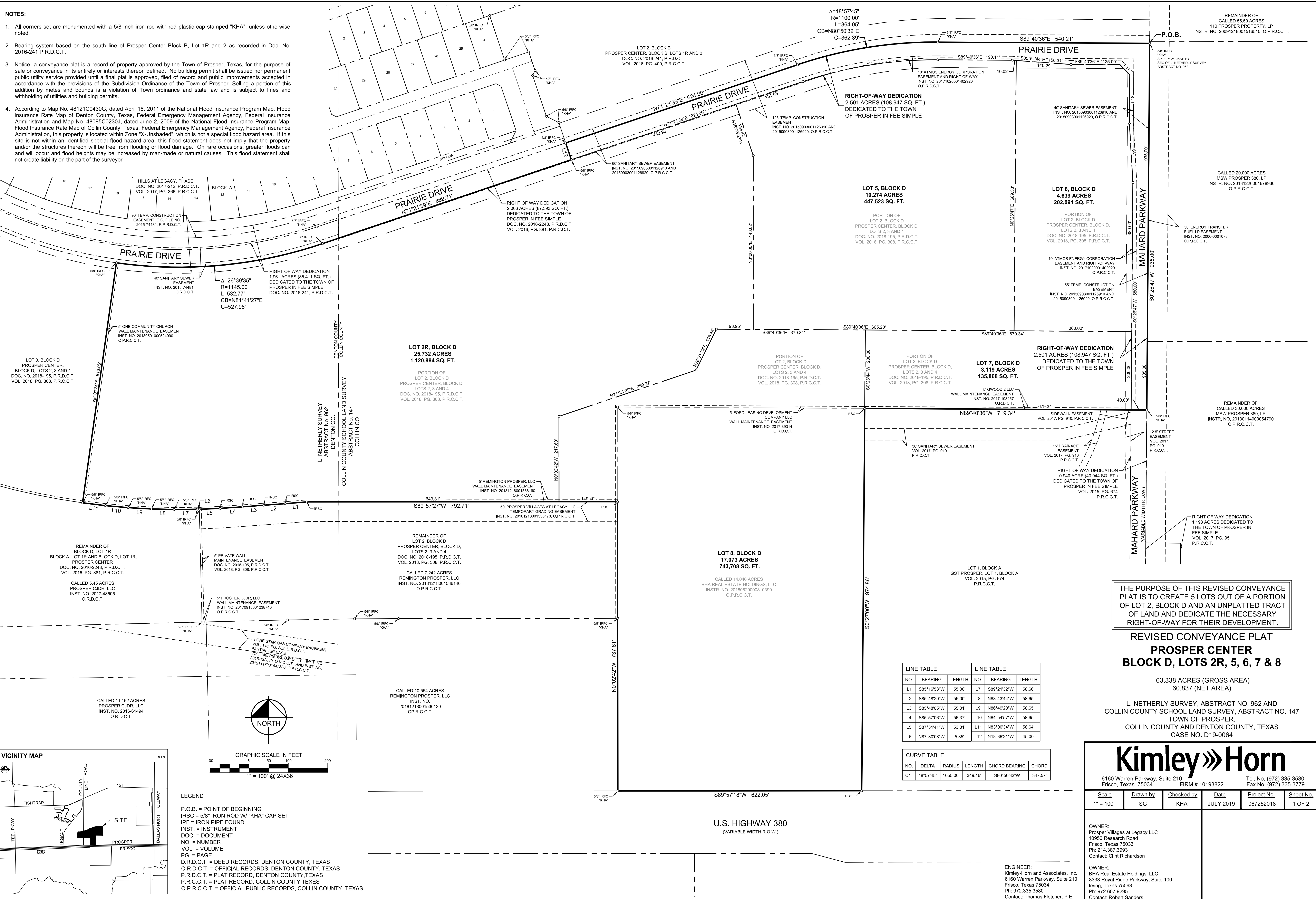


NOTES:

- 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 south line of Prosper Center Block B, Lot 1R and 2 as recorded in Doc. No. 2016-241 P.R.D.C.T.
- Notice: a conveyance plat is a record of property approved by the Town of Prosper, Texas, for the purpose of sale or conveyance in its entirety or interests thereon defined. No building permit shall be issued nor permanent public utility service provided until a final plat is approved, filed of record and public improvements accepted in accordance with the provisions of the Subdivision Ordinance of the Town of Prosper. 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.
- According to Map No. 48121C0430G, dated April 18, 2011 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Denton County, Texas, Federal Emergency Management Agency, Federal Insurance Administration and Map No. 48025C0230J, 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 within Zone "X-Unshaded", which is not a special flood hazard area. If this site is not 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.



THE PURPOSE OF THIS REVISED CONVEYANCE PLAT IS TO CREATE 5 LOTS OUT OF A PORTION OF LOT 2, BLOCK D AND AN UNPLATTED TRACT OF LAND AND DEDICATE THE NECESSARY RIGHT-OF-WAY FOR THEIR DEVELOPMENT.

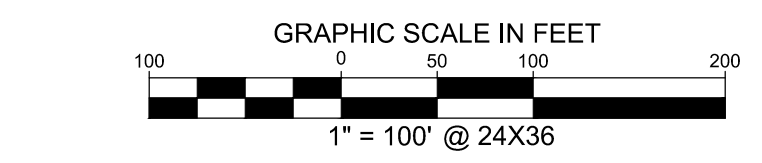
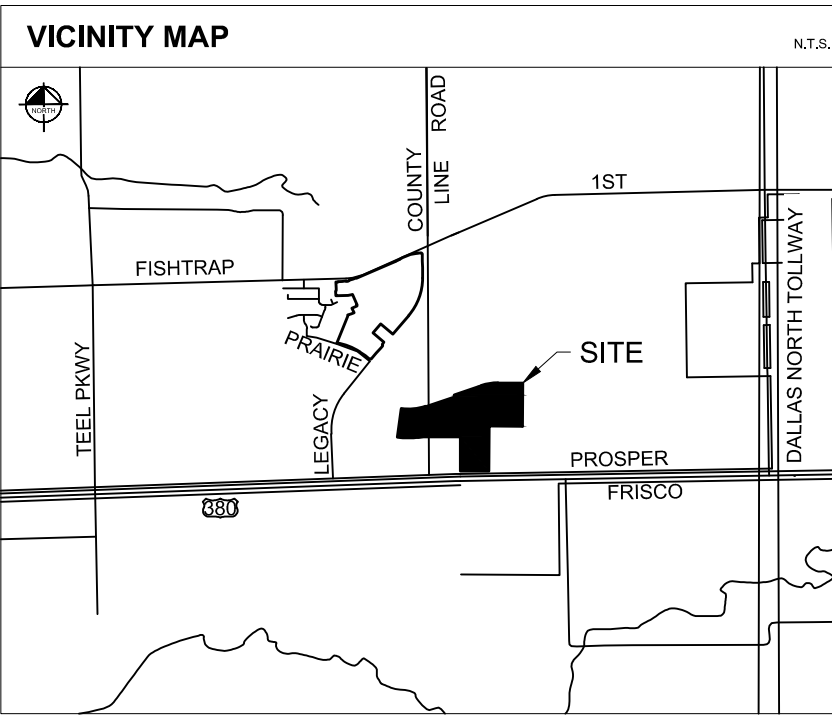
**REVISED CONVEYANCE PLAT
PROSPER CENTER
BLOCK D, LOTS 2R, 5, 6, 7 & 8**

63.338 ACRES (GROSS AREA)
60.837 (NET AREA)

L. NETHERLY SURVEY, ABSTRACT NO. 962 AND
COLLIN COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 147
TOWN OF PROSPER,
COLLIN COUNTY AND DENTON COUNTY, TEXAS
CASE NO. D19-0064

LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	S85°16'53"W	55.00'	L7	S89°21'32"W	58.66'
L2	S85°48'29"W	55.00'	L8	N88°43'44"W	58.65'
L3	S85°48'05"W	55.01'	L9	N86°49'20"W	58.65'
L4	S85°57'06"W	56.37'	L10	N84°54'57"W	58.65'
L5	S87°31'41"W	53.31'	L11	N83°00'34"W	58.64'
L6	N87°30'08"W	5.35'	L12	N18°38'21"W	45.00'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	18°57'45"	1055.00'	349.16'	S80°50'32"W	347.57'



LEGEND

P.O.B. = POINT OF BEGINNING
 IRSC = 5/8" IRON ROD W/ "KHA" CAP SET
 IPF = IRON PIPE FOUND
 INST. = INSTRUMENT
 DOC. = DOCUMENT
 NO. = NUMBER
 VOL. = VOLUME
 PG. = PAGE
 D.R.D.C.T. = DEED RECORDS, DENTON COUNTY, TEXAS
 O.R.D.C.T. = OFFICIAL RECORDS, DENTON COUNTY, TEXAS
 P.R.D.C.T. = PLAT RECORD, DENTON COUNTY, TEXAS
 P.R.C.C.T. = PLAT RECORD, COLLIN COUNTY, TEXAS
 O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS

ENGINEER:
 Kimley-Horn and Associates, Inc.
 6160 Warren Parkway, Suite 210
 Frisco, Texas 75034
 Ph: 972.335.3580
 Contact: Thomas Fletcher, P.E.

Kimley-Horn

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

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	SG	KHA	JULY 2019	067252018	1 OF 2

OWNER:
 Prosper Villages at Legacy LLC
 10950 Research Road
 Frisco, Texas 75033
 Ph: 214.387.3993
 Contact: Clint Richardson

OWNER:
 BHA Real Estate Holdings, LLC
 8333 Royal Ridge Parkway, Suite 100
 Irving, Texas 75063
 Ph: 972.607.9295
 Contact: Robert Sanders

OWNER'S DEDICATION

STATE OF TEXAS §

COUNTY OF COLLIN §

COUNTY OF DENTON §

WHEREAS, PROSPER VILLAGES AT LEGACY LLC AND BHA REAL ESTATE HOLDINGS, LLC, are the owners of a tract of land situated in the L. Netherly Survey, Abstract No. 962 and the Collin County School Land Survey, Abstract No. 147, Denton County and Collin County, Texas, and being a portion of Lot 2, Block D of Prosper Center, Lots 2, 3 and 4, according to the Revised Conveyance Plat thereof recorded in Document No. 2018-195 of the Plat Records of Denton County, Texas, and in Volume 2018, Page 308 of the Plat Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod with plastic cap stamped "KHA" found for the northeast corner of said Lot 2, Block D, common to the southeast corner of Lot 2, Block B of Prosper Center, Block B, Lots 1R and 2, according to the Revised Conveyance Plat thereof recorded in Document No. 2016-241 of the Plat Records of Denton County, Texas and in Volume 2016, Page 400 of the Plat Records of Collin County, Texas, being on the westerly line of a called 20.000 acre tract of land described in a deed to MSW Prosper 380, LP, as recorded in Instrument No. 20131226001678930 of the Official Public Records of Collin County, Texas;

THENCE South 00°26'47" West, along the easterly line of said Lot 2, the westerly line of said 20.000 acre tract, and the westerly line of a called 30,000 acre tract of land described in a deed to MSW Prosper 380, LP, as recorded in Instrument No. 20130114000054790 of the Official Public Records of Collin County, Texas, a distance of 935.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for the northerly southeast corner of said Lot 2, common to the northeast corner of the right-of-way dedication created in the Conveyance Plat of GST Prosper, Lot 1, Block A as recorded in Volume 2015, Page 674 of the Plat Records of Collin County, Texas;

THENCE North 89°40'36" West, departing the westerly line of said 30.000 acre tract, along the southerly line of said Lot 2, the northerly line of said right-of-way dedication, the northerly line of Lot 1, Block A of said GST Prosper, Lot 1, Block A, a distance of 719.34 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the northwest corner of said Lot 1, Block A, common to the northeast corner of a called 14.046 acre tract of land described in a deed to BHA Real Estate Holdings, LLC, as recorded in Instrument No. 20180629000610390 of the Official Public Records of Collin County, Texas;

THENCE South 00°27'00" West, departing the southerly line of said Lot 2, along the westerly line of said Lot 1, Block A and the easterly line of said 14.046 acre tract, a distance of 974.86 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the southwest corner of said Lot 1, Block A, common to the southeast corner of said 14.046 acre tract, being on the northerly right-of-way line of said U.S. Highway 380, a variable width right-of-way;

THENCE South 89°57'18" West, along the northerly right-of-way line of said U.S. Highway 380 and the southerly line of said 14.046 acre tract, a distance of 622.05 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for the southwest corner of said 14.046 acre tract, common to the southeast corner of a called 10.554 acre tract of land described in a deed to Remington Prosper, LLC, as recorded in Instrument No. 20181218001536130 of the Official Public Records of Collin County, Texas;

THENCE North 0°02'42" West, departing the northerly right-of-way line of said U.S. Highway 380, along the westerly line of said 14.046 acre tract, the easterly line of said Lot 2, the easterly line of said 10.554 acre tract, and the easterly line of a called 7.242 acre tract of land described in a deed to Remington Prosper, LLC, as recorded in Instrument No. 20181218001536140 of the Official Public Records of Collin County, Texas, a distance of 737.61 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the northeast corner of said 7.242 acre tract;

THENCE departing the westerly line of said 14.046 acre tract, along the northerly line of said 7.242 acre tract and crossing said Lot 2, the following:

South 89°57'27" West, a distance of 792.71 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 85°16'53" West, a distance of 55.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 85°48'29" West, a distance of 55.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 85°48'05" West, a distance of 55.01 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 85°57'06" West, a distance of 56.37 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 87°31'41" West, a distance of 53.31 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for an ell corner of said Lot 2, common to the northeast corner of a called 5.45 acre tract of land described in a Special Warranty Deed to Prosper CJDR, LLC, as recorded in Instrument No. 2017-48505 of the Official Records of Denton County, Texas;

THENCE along the southerly line of said Lot 2 and the northerly lines of said 5.45 acre tract, the following:

North 87°30'08" West, a distance of 5.35 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for corner;

South 89°21'32" West, a distance of 58.66 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for corner;

North 88°43'44" West, a distance of 58.65 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for corner;

North 86°49'20" West, a distance of 58.65 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for corner;

North 84°54'57" West, a distance of 58.65 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for corner;

North 83°00'34" West, a distance of 58.64 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for the northerly southwest corner of said Lot 2, common to the southeast corner of Lot 3, Block D of aforesaid Prosper Center, Block D, Lots 2, 3 and 4;

THENCE North 8°01'34" East, departing the northerly line of said 5.45 acre tract, along the westerly line of said Lot 2 and the easterly line of said Lot 3, a distance of 618.05 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for the northwest corner of said Lot 2, common to the northeast corner of said Lot 3, being on the southerly right-of-way line of Prairie Drive, a variable width right-of-way, and at the beginning of a non-tangent curve to the left having a central angle of 26°39'35", a radius of 1145.00 feet, a chord bearing and distance of North 84°41'27" East, 527.98 feet;

THENCE along the southerly right-of-way line of said Prairie Drive and the northerly line of said Lot 2, the following:

In a northeasterly direction, with said curve to the left, an arc distance of 532.77 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for corner;

North 71°21'39" East, a distance of 669.71 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for corner;

North 18°38'21" West, a distance of 45.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for corner;

North 71°21'39" East, a distance of 624.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found at the beginning of a tangent curve to the right having a central angle of 18°57'45", a radius of 1100.00 feet, a chord bearing and distance of North 80°50'32" East, 362.39 feet;

In a northeasterly direction, with said curve to the right, an arc distance of 364.05 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for corner;

South 89°40'36" East, a distance of 540.21 feet to the **POINT OF BEGINNING** and containing 63.338 acres (2,759,022 square feet) of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT **PROSPER VILLAGES AT LEGACY LLC AND BHA REAL ESTATE HOLDINGS, LLC,** acting herein by and through their duly authorized officers, do hereby certify and adopt this plat designating the herein above described property as **PROSPER CENTER, BLOCK D, LOTS 2R, 5, 6, 7 AND 8,** an addition to the Town of Prosper, and do hereby dedicate to the public use forever, the streets and alleys shown thereon. **PROSPER VILLAGES AT LEGACY LLC AND BHA REAL ESTATE HOLDINGS, LLC,** do 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 _____, 20__.

BY: PROSPER VILLAGES AT LEGACY LLC, a Texas limited liability company

By: _____
Craig Curry, Manager

STATE OF TEXAS §

COUNTY OF COLLIN §

Before me, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration expressed and in the capacity therein stated.

Given under my hand and seal of office on this the _____ day of _____, 20__.

Notary Public In And For The State Of Texas

Printed Name

WITNESS, my hand, this the _____ day of _____, 20__.

BY: BHA REAL ESTATE HOLDINGS, LLC, a Delaware limited liability company

By: _____
Delwyn T. James, Secretary

STATE OF TEXAS §

COUNTY OF TARRANT §

Before me, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration expressed and in the capacity therein stated.

Given under my hand and seal of office on this the _____ day of _____, 20__.

Notary Public In And For The State Of Texas

Printed Name

KNOW ALL MEN BY THESE PRESENTS:

That I, Sylviaa Gunawan, 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.

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

SYLVIANA GUNAWAN
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6461
6160 WARREN PARKWAY, SUITE 210
FRISCO, TEXAS 75034
PH. 972-335-3580
sylviana.gunawan@kimley-horn.com

STATE OF TEXAS §

COUNTY OF COLLIN §

Before me, the undersigned authority, on this day personally appeared Sylviaa Gunawan, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration expressed and in the capacity therein stated.

GIVEN under my hand and seal of office on this the _____ day of _____, 20__.

Notary Public in and for The State of Texas

Printed Name

CERTIFICATE OF APPROVAL

Approved this _____ day of _____, 20__ by the Planning & Zoning Commission of the Town of Prosper, Texas.

Engineering Department

Town Secretary

Development Services Department

THE PURPOSE OF THIS REVISED CONVEYANCE PLAT IS TO CREATE 5 LOTS OUT OF A PORTION OF LOT 2, BLOCK D AND AN UNPLATTED TRACT OF LAND AND DEDICATE THE NECESSARY RIGHT-OF-WAY FOR THEIR DEVELOPMENT.

**REVISED CONVEYANCE PLAT
PROSPER CENTER
BLOCK D, LOTS 2R, 5, 6, 7 & 8**

63.338 ACRES (GROSS AREA)
60.837 (NET AREA)

L. NETHERLY SURVEY, ABSTRACT NO. 962 AND
COLLIN COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 147
TOWN OF PROSPER,
COLLIN COUNTY AND DENTON COUNTY, TEXAS
CASE NO. D19-0064

Kimley»Horn

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

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	SG	KHA	JULY 2019	067252018	2 OF 2

OWNER:
Prosper Villages at Legacy LLC
10950 Research Road
Frisco, Texas 75033
Ph: 214.387.3993
Contact: Clint Richardson

OWNER:
BHA Real Estate Holdings, LLC
8333 Royal Ridge Parkway, Suite 100
Irving, Texas 75063
Ph: 972.607.9295
Contact: Robert Sanders

ENGINEER:
Kimley-Horn and Associates, Inc.
6160 Warren Parkway, Suite 210
Frisco, Texas 75034
Ph: 972.335.3580
Contact: Thomas Fletcher, P.E.