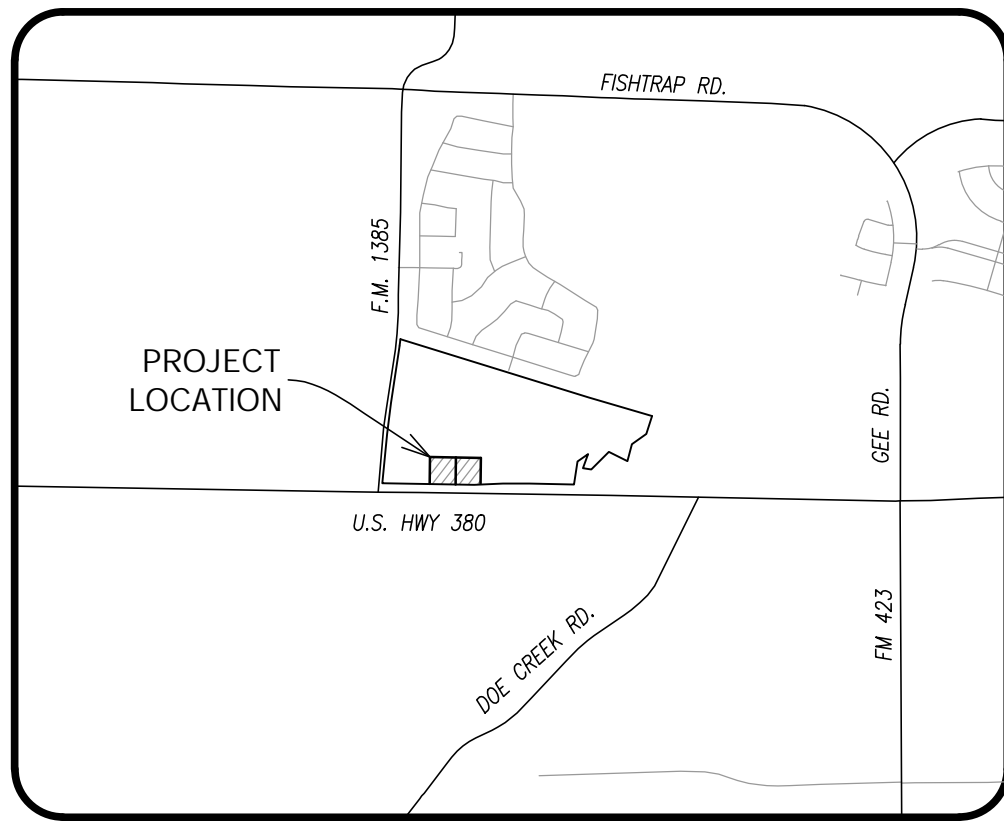


Basis of bearing: State Plane
Coordinate System, Texas North
Central Zone 4202, North American
Datum of 1983. Adjustment
Realization 2011.

NOTES:

- This plat was prepared without the benefit of a commitment for title insurance. No research was performed for any easements other than that shown on the record plat of this property. Therefore, easements, agreements, and other documents may exist that affect the subject property that are not shown on this revised conveyance plat.
- Basis of bearing: Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983. Adjustment Realization 2011.
- 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 interest thereon defined. No building permit shall be issued nor permanent public utility service provided until a Final Plat is approved and public improvements approved 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 City ordinance and state law and is subject to fines and withholding of utilities and building permits.
- No floodplain exists on the site.



LOCATION MAP

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

METES AND BOUNDS DESCRIPTION

BEING a tract of land situated in the J. Gonzalez Survey, Abstract No. 447, and the J. Haynes Survey, Abstract No. 573, Town of Prosper, Denton County, Texas, being all of Block A, Lot 6 and 7, Westside Addition, an addition recorded in Document No. 2020-55, Plat Records, Denton County, Texas (PRDCT), with the subject tract being more particularly described as follows:

BEGINNING at the southwest corner of said Lot 6, and also being in the north line of US Highway Number 380, a variable width public right of way, and also being the southeast corner of Lot 5, Block A, Westside Addition, an addition recorded in Document No. 2020-55 PRDCT;

THENCE N 00°55'27" E, 258.96 feet to the northwest corner of the subject tract, and also being the northeast corner of said Lot 5 and being a point in the south line of Lot 12, Block A, Westside Addition, an addition recorded in Document No. 2020-55 PRDCT;

THENCE S 89°04'33" E, passing at 219.00 feet the southeast corner of said Lot 12, and also being the southwest corner of Lot 13, Block A, Westside Addition, an addition recorded in Document No. 2020-55 PRDCT, continuing on an additional 30.46 feet to the northeast corner of said Lot 6, and also being the northwest corner of said Lot 7, and continuing on to the northeast corner of the subject tract, being the common corner of Lots 7, 8, 13, and 14, Block A, Westside Addition, according to the plat recorded in Document Number 2022-55, PRDCT, for a total distance of 535.46 feet;

THENCE S 00°55'27" W, 272.63 feet to the southeast corner of the subject tract, and also being the southwest corner of said Lot 8, and also being in the north line of US Highway 380;

THENCE S 87°49'01" W, 42.83 feet to a point from which a 5/8" capped iron rod found bears N 83°03'00" W, 0.46 feet;

THENCE N 89°04'33" W, 194.31 feet to a 5/8" capped iron rod found;

THENCE N 86°48'41" W, 187.66 feet;

THENCE around a tangent curve to the right having a central angle of 00°36'07", a radius of 5288.50 feet, a chord of N 87°06'44" W - 55.55 feet, on arc length of 55.55 feet;

THENCE N 82°11'54" W, 55.75 feet to the POINT OF BEGINNING with the subject tract containing 145,313 square feet or 3.336 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT WESTSIDE PROSPER, LLC, acting herein by and through its duly authorized officer, does hereby certify and adopt this plat designating the hereinabove described property as WESTSIDE ADDITION, BLOCK A, LOTS 6 & 7, an addition to the Town of Prosper, Texas, and does hereby dedicate, to the public use forever, the streets and alleys shown thereon. Westside Prosper, LLC, does herein certify the following:

- The streets and alleys are dedicated for street 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 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.
- 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.

Witness our hands this _____ day of _____, 2024.

WESTSIDE PROSPER, LLC

By: _____
Shiva Kondru, Manager

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 _____, 2024.

Notary Public, State of Texas

REVISED CONVEYANCE PLAT (DEVAPP-23-0196)

WESTSIDE ADDITION

BLOCK A, LOTS 6 & 7

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

AND IN THE J. HAYNES SURVEY, ABSTRACT NO. 573

IN THE TOWN OF PROSPER, DENTON COUNTY, TEXAS

Being a Revised Conveyance Plat of Lots 6 & 7, Block A

Westside Addition, Document Number 2022-55

Plat Records, Denton County, Texas

145,313 Sq.Ft. / 3.336 Acres

Current Zoning: PD-94

Town Case No. DEVAPP-23-0196

Prepared January 2024

OWNER / APPLICANT
Westside Prosper, LLC
8668 John Hickman Parkway
Suite 907
Frisco, Texas 75034
Telephone (248) 345-3818
Contact: Shiva Kondru

ENGINEER / SURVEYOR
Spiars Engineering, Inc.
765 Custer Road, Suite 100
Plano, TX 75075
Telephone: (972) 422-0077
TBPELS No. F-2121 and No. F-10043100
Contact: Karis Smith

SURVEYOR'S CERTIFICATE

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 the _____ day of _____, 2024.

PRELIMINARY, THIS DOCUMENT
SHALL NOT BE RECORDED
FOR ANY PURPOSE

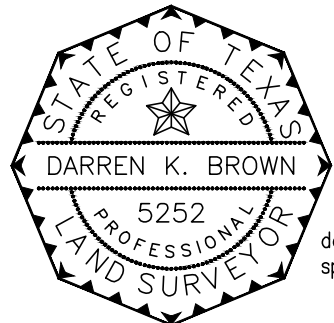
DARREN BROWN, R.P.L.S. No. 5252

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 _____, 2024.

Notary Public, State of Texas



darren.brown@spiarsengineering.com

Purpose Statement:

Conveyance Plat revised to alter the interior lot line to facilitate development and dedicate a 30 foot landscape easement.

TOWN APPROVAL

APPROVED THIS _____ DAY OF _____, 2024,
by the Planning and Zoning Commission of the Town of Prosper,
Texas.

Town Secretary

Engineering Department

Development Services Department

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.

POINT OF BEGINNING
N:7130437.530
E:2458880.379

R=5288.50'
D=0°36'07"
L=55.55'
CB=N 87°06'44" W
CD=55.55'

U.S. HIGHWAY 380
(a.k.a. W. University Drive)
variable width R.O.W.

LEGEND	
○	1/2" IRON ROD W/ PLASTIC CAP STAMPED "SPIARSENG" SET, UNLESS OTHERWISE NOTED.
IRF	IRON ROD FOUND
CIRF	CAPPED IRON ROD FOUND
■	POWER POLE
⊗	SAN. SEWER MANHOLE
⊕	STORM SEWER MANHOLE
☆	LIGHT POLE/STANDARD
◁	GUY WIRE ANCHOR
○	BOLLARD
+	SIGNPOST
⬮	HANDICAP PARKING
⬮	FIRE HYDRANT
●	GAS MARKER
▽	GROUND LIGHT
UGE	UNDERGROUND ELECTRIC LINE MARKER
UGC	UNDERGROUND CABLE MARKER
GTL	GAS TEST LEAD
GM	GAS METER
GAS	GAS LINE MARKER
FOC	FIBEROPTIC CABLE MARKER
FC	FIRE SPRINKLER CONTROL BOX
EB	ELECTRIC BOX
EM	ELECTRIC METER
⬮	IRRIGATION CONTROL VALVE
⬮	WATER VALVE
⬮	WATER METER
SSCO	SANITARY SEWER CLEANOUT
→	CHAIN LINK FENCE
→	GUARD RAIL FENCE
→	BARBED WIRE FENCE
→	WOOD FENCE
→	OVERHEAD POWER LINE
CM	CONTROL MONUMENT