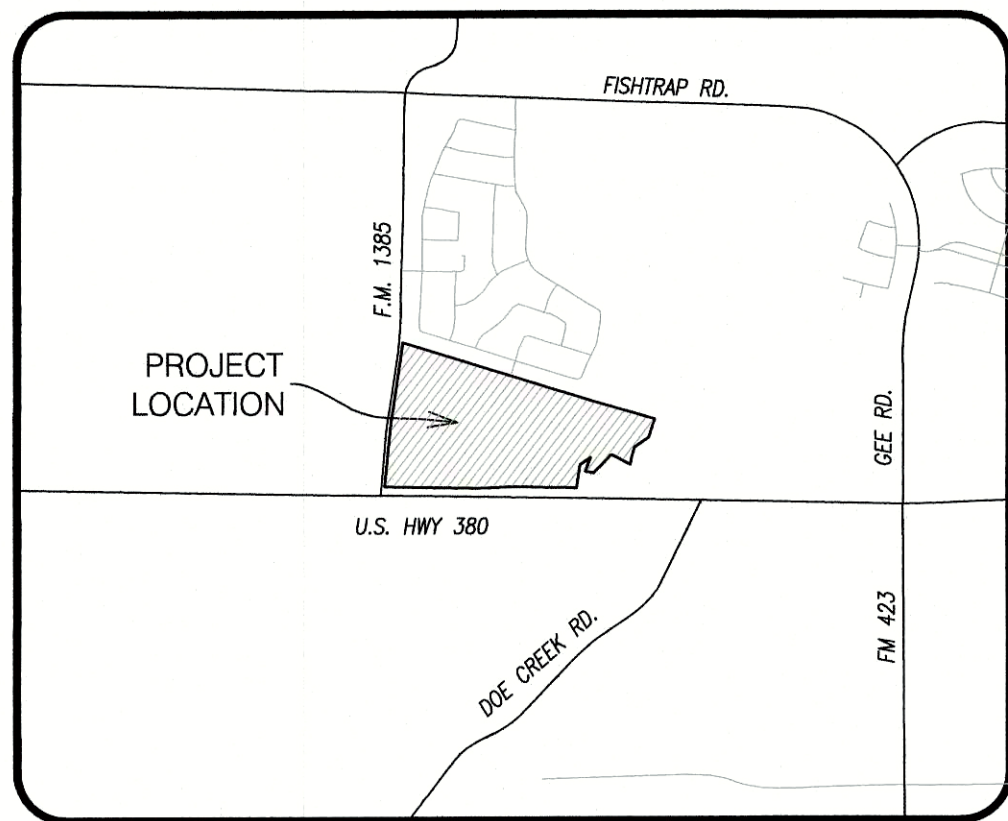


Previously Approved Conveyance Plat

UTRWD EASEMENT NOTES:

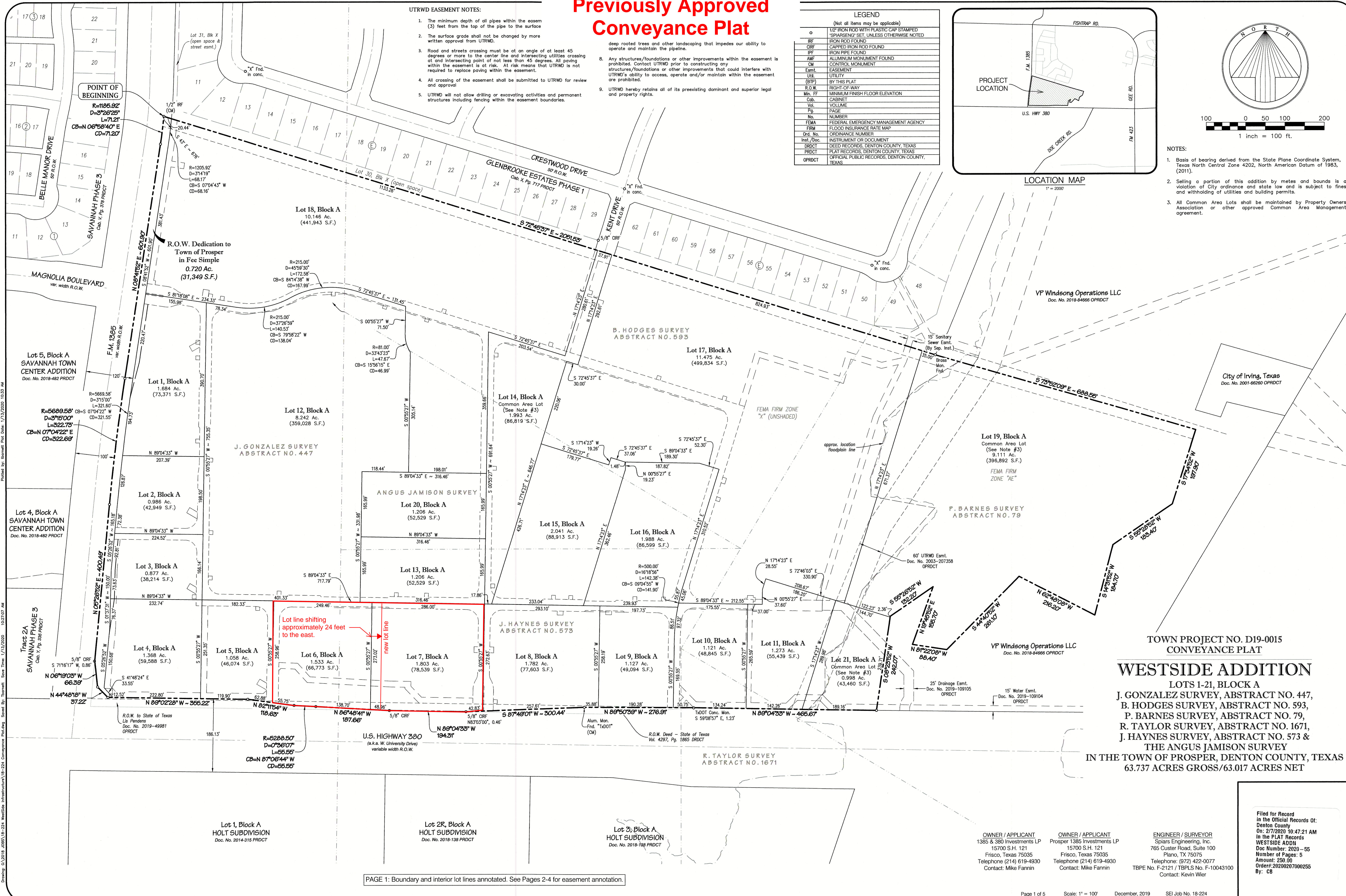
- The minimum depth of all pipes within the easement (3) feet from the top of the pipe to the surface
 - The surface grade shall not be changed by more written approval from UTRWD.
 - Road and streets crossing must be at an angle of at least 45 degrees or more to the center line and intersecting utilities crossing at and intersecting point of not less than 45 degrees. All paving within the easement is at risk. At risk means that UTRWD is not required to replace paving within the easement.
 - All crossing of the easement shall be submitted to UTRWD for review and approval
 - UTRWD will not allow drilling or excavating activities and permanent structures including fencing within the easement boundaries.
- deep rooted trees and other landscaping that impedes our ability to operate and maintain the pipeline.
- Any structures/foundations or other improvements within the easement is prohibited. Contact UTRWD prior to constructing any structures/foundations or other improvements that could interfere with UTRWD's ability to access, operate and/or maintain within the easement are prohibited.
 - UTRWD hereby retains all of its preexisting dominant and superior legal and property rights.

LEGEND	
(Not all items may be applicable)	
o	1/2" IRON ROD WITH PLASTIC CAP STAMPED "SPARSING SET, UNLESS OTHERWISE NOTED"
IRF	IRON ROD FOUND
CIRF	CAPPED IRON ROD FOUND
IPF	IRON PIPE FOUND
AMF	ALUMINUM MONUMENT FOUND
CM	CONTROL MONUMENT
Easmt.	EASEMENT
Utl.	UTILITY
(BTP)	BY THIS PLAT
R.O.W.	RIGHT-OF-WAY
Min. FF	MINIMUM FINISH FLOOR ELEVATION
Cab.	CABINET
Vol.	VOLUME
Pg.	PAGE
No.	NUMBER
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY
FIRM	FLOOD INSURANCE RATE MAP
Ord. No.	ORDINANCE NUMBER
Inst./Doc.	INSTRUMENT OR DOCUMENT
DRDCT	DEED RECORDS, DENTON COUNTY, TEXAS
PRDCT	PLAT RECORDS, DENTON COUNTY, TEXAS
OPRDCT	OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS



NOTES:

- Basis of bearing derived from the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983, (2011).
- 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.
- All Common Area Lots shall be maintained by Property Owners Association or other approved Common Area Management agreement.



TOWN PROJECT NO. D19-0015
CONVEYANCE PLAT

WESTSIDE ADDITION

LOTS 1-21, BLOCK A
J. GONZALEZ SURVEY, ABSTRACT NO. 447,
B. HODGES SURVEY, ABSTRACT NO. 593,
P. BARNES SURVEY, ABSTRACT NO. 79,
R. TAYLOR SURVEY, ABSTRACT NO. 1671,
J. HAYNES SURVEY, ABSTRACT NO. 573 &
THE ANGUS JAMISON SURVEY
IN THE TOWN OF PROSPER, DENTON COUNTY, TEXAS
63.737 ACRES GROSS/63.017 ACRES NET

OWNER / APPLICANT
1385 & 380 Investments LP
15700 S.H. 121
Frisco, Texas 75035
Telephone (214) 619-4930
Contact: Mike Fannin

OWNER / APPLICANT
Prosper 1385 Investments LP
15700 S.H. 121
Frisco, Texas 75035
Telephone (214) 619-4930
Contact: Mike Fannin

ENGINEER / SURVEYOR
Spiars Engineering, Inc.
765 Custer Road, Suite 100
Piano, TX 75075
Telephone: (972) 422-0077
TBPE No. F-2121 / TBPLS No. F-10043100
Contact: Kevin Wier

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in the Official Records of:
Denton County
On: 2/7/2020 10:47:21 AM
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WESTSIDE ADDN
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Number of Pages: 5
Amount: 250.00
Order#: 20200207000255
By: CB