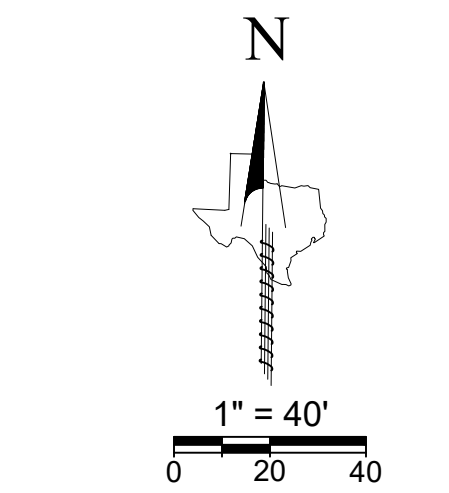


PRO-BUILD REAL ESTATE HOLDINGS, LLC
DOC. NO. 2006080400112910
O.P.R.C.C.T.

LINE	BEARING	DISTANCE
L1	N 89°58'27" W	30.00'
L2	N 00°01'33" E	38.00'
L3	S 89°58'27" E	47.99'
L4	S 00°08'53" E	32.79'
L5	S 00°01'33" W	4.27'
L6	S 89°58'27" E	31.99'
L7	N 00°01'33" E	42.27'
L8	S 89°58'27" E	30.00'
L9	N 89°52'45" E	10.00'
L10	S 00°00'45" W	10.00'
L11	S 89°52'45" W	10.00'
L12	N 00°00'45" E	10.00'
L13	S 47°30'58" E	15.00'
L14	S 42°29'02" W	29.42'
L15	S 89°54'49" W	20.37'
L16	N 42°29'02" E	43.20'
L17	S 89°58'27" E	198.10'
L18	S 00°01'33" W	24.00'
L21	N 89°53'11" E	129.62'
L22	S 00°01'32" W	23.98'
L23	S 89°52'45" W	129.55'
L24	S 00°02'19" W	187.01'
L25	S 89°58'53" E	271.01'
L26	S 00°01'33" W	24.00'
L27	N 89°58'54" W	270.94'
L28	S 00°00'26" E	90.28'
L31	S 00°01'40" W	97.76'
L32	S 54°48'18" W	75.54'
L33	N 75°49'08" W	35.54'
L34	N 11°24'57" E	449.67'
L35	S 89°58'27" E	38.57'
L36	S 00°01'33" W	23.24'
L37	S 47°57'39" E	10.79'
L38	S 42°02'21" W	10.00'
L39	N 47°57'39" W	10.00'
L40	S 00°04'23" E	15.00'
L19	N 89°58'27" W	198.10'

LINE	BEARING	DISTANCE
L20	N 00°01'33" E	361.29'
L29	S 00°01'11" W	221.10'
L30	N 89°58'48" W	16.53'
L41	N 89°58'54" W	15.00'
L42	N 00°04'23" W	15.00'
L43	S 89°58'27" E	7.23'
L44	N 89°58'27" W	7.23'
L45	N 89°58'27" W	15.80'
L46	N 00°01'33" E	15.00'
L47	S 89°58'27" E	15.00'
L48	N 00°01'33" E	12.79'
L49	S 89°58'27" E	10.00'
L50	S 00°01'33" W	10.12'
L51	S 42°01'03" E	35.47'
L52	N 42°01'03" W	36.40'
L53	S 89°58'27" E	369.48'
L54	S 00°01'33" W	15.00'
L55	N 89°58'27" W	369.48'
L56	S 54°40'39" E	20.90'
L57	N 83°03'27" E	135.18'
L58	N 34°27'09" W	8.77'
L59	N 35°11'46" E	46.38'
L60	S 84°27'10" W	157.63'
L61	S 89°46'14" E	40.82'
L62	S 42°02'55" E	42.64'
L63	S 00°01'11" W	23.88'
L64	N 89°58'49" W	3.50'
L65	S 00°01'33" W	164.33'
L66	S 45°01'33" W	24.55'
L67	N 44°58'27" W	15.00'
L68	N 45°01'33" E	18.34'
L69	N 00°01'33" E	158.12'
L70	S 89°58'27" E	15.00'
L71	N 04°13'50" E	65.78'
L72	S 89°58'27" E	141.45'
L73	N 00°01'33" E	6.02'
L74	N 89°58'27" W	141.45'



LOT 7
BLOCK A
PROSPER BUSINESS PARK
DOC. NO. 20171110001499810
P.R.C.C.T.

LOT 8
BLOCK A
PROSPER BUSINESS PARK
DOC. NO. 20171110001499810
P.R.C.C.T.

LOT	ACRES	SQ. FT.
1R1	2.53	110,292
2R	1.53	66,709
3	5.44	237,078

GENERAL NOTES

- The purpose of this replat is to move lot lines between Lot 3 and Lots 1R and 2 to create Lots 1R1, 2R and 3R as necessary for development of Lot 3R; abandon easements that are no longer necessary for this development; and dedicate easements needed to develop Lot 3R.
- This property is located in "Non-shaded Zone X" according to the F.E.M.A. Flood Insurance Rate Map dated June 2, 2009 as shown on Map Number 48085C0235J.
- The bearings and grid coordinates shown on this plat are based on GPS observations utilizing the AllTerra RTK Network, North American Datum of 1983 (Adjustment Realization 2011).
- 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/or withholding of utilities and building permits.
- All interior property corners are marked with a 1/2-inch iron rod with a green plastic cap stamped "EAGLE SURVEYING" unless noted otherwise.

Project
2104.047-03
Date
03/24/2025
Drafter
TAR

EAGLE SURVEYING, LLC
222 S. Elm Street, Suite: 200
Denton, TX 76201
(940) 222-3009
TX Firm #10194177

SURVEYOR
Eagle Surveying, LLC
Contact: Brad Eubanks
222 S. Elm Street, Suite: 200
Denton, TX 76201
(940) 222-3009

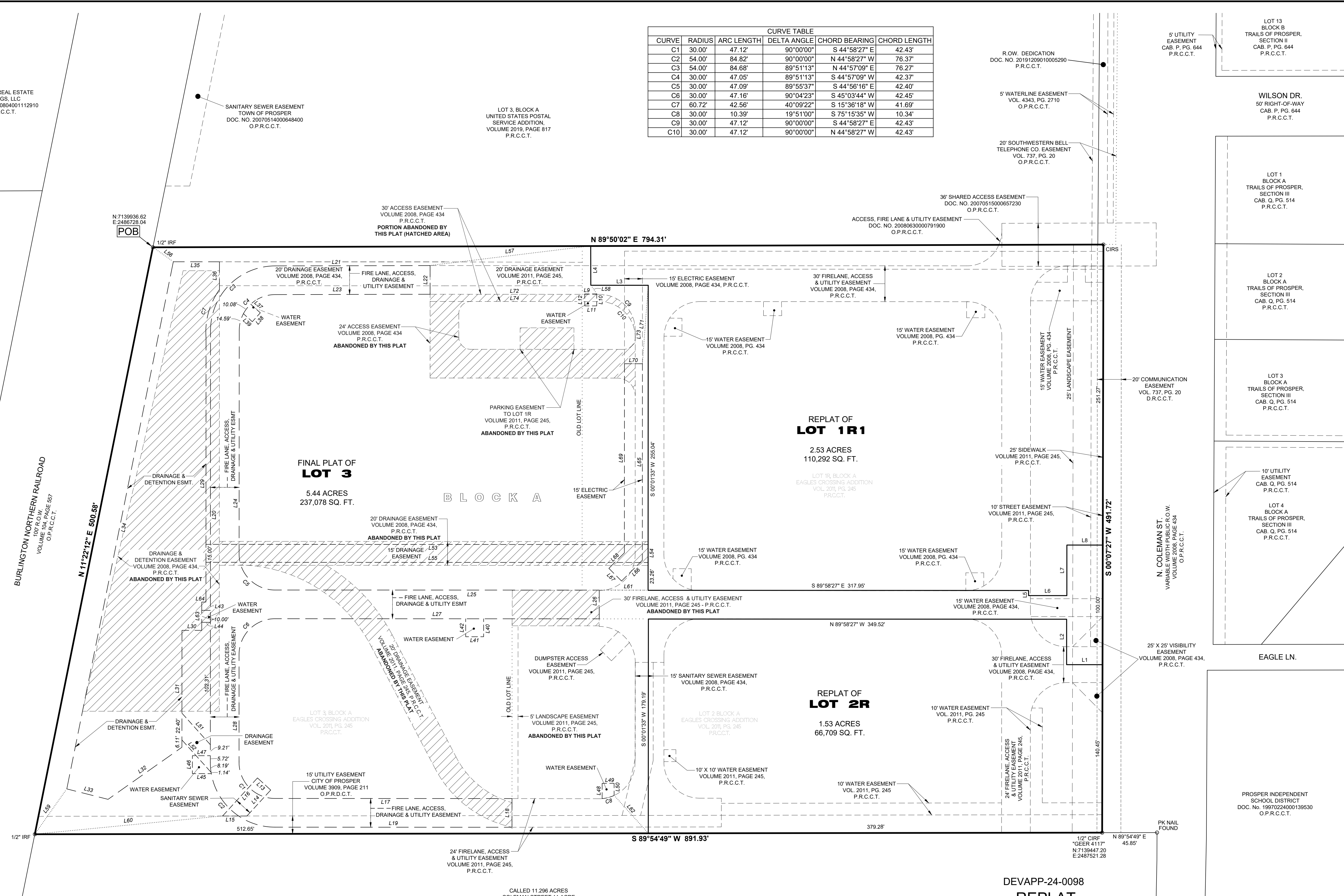
ENGINEER
Claymore Engineering, Inc.
Contact: Drew Donosky
301 S. Coleman Street, Suite: 40
Prosper, TX 75078
(817) 281-0572

OWNER
Crossmac Investments, LLC
Contact: Christopher Crossland, Manager
2500 NE 11th Street, Suite 300
Bentonville, AR 72712
(479) 876-8377

OWNER
Crossmar Texas Investments 2, LLC
Contact: Christopher Crossland, Manager
2500 NE 11th Street, Suite 300
Bentonville, AR 72712
(479) 876-8377

OWNER
Crossmar Texas Investments 4, LLC
Contact: Christopher Crossland, Manager
2500 NE 11th Street, Suite 300
Bentonville, AR 72712
(479) 876-8377

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	30.00'	47.12'	90°00'00"	S 44°58'27" E	42.43'
C2	54.00'	84.82'	90°00'00"	N 44°58'27" W	76.37'
C3	54.00'	84.68'	89°51'13"	N 44°57'09" E	76.27'
C4	30.00'	47.05'	89°51'13"	S 44°57'09" W	42.37'
C5	30.00'	47.09'	89°55'37"	S 44°53'44" E	42.40'
C6	30.00'	47.16'	90°04'23"	S 44°53'44" W	42.45'
C7	60.72'	42.56'	40°09'22"	S 15°36'18" W	41.69'
C8	30.00'	10.39'	19°51'00"	S 75°15'35" W	10.34'
C9	30.00'	47.12'	90°00'00"	S 44°58'27" E	42.43'
C10	30.00'	47.12'	90°00'00"	N 44°58'27" W	42.43'



DEVAPP-24-0098

REPLAT
EAGLES CROSSING ADDITION
BLOCK A, LOTS 1R1 & 2R
BEING A REPLAT OF LOTS 1R & 2, BLOCK A
EAGLES CROSSING ADDITION
FINAL PLAT
EAGLES CROSSING ADDITION
BLOCK A, LOT 3
BEING A FINAL PLAT OF LOT 3, BLOCK A
EAGLES CROSSING ADDITION
RECORDED IN VOLUME 2011, PAGE 245, P.R.C.C.T.,
AND BEING 9.51 ACRES OUT OF THE
COLLIN COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 147,
TOWN OF PROSPER, COLLIN COUNTY, TEXAS

LEGEND	
PG	= PAGE
VOL	= VOLUME
POB	= POINT OF BEGINNING
IRF	= IRON ROD FOUND
CIRF	= CAPPED IRON ROD FOUND
DOC. NO.	= DOCUMENT NUMBER
P.R.C.C.T.	= PLAT RECORDS, COLLIN COUNTY, TEXAS
O.P.R.C.C.T.	= OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS

CERTIFICATE OF SURVEYOR

STATE OF TEXAS §
 COUNTY OF DENTON §

I, **MATTHEW RAABE**, 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 _____, 20____.

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.

Matthew Raabe, R.P.L.S. # 6402

STATE OF TEXAS §
 COUNTY OF DENTON §

BEFORE ME, the undersigned authority, on this day personally appeared **MATTHEW RAABE**, 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 THE OFFICE this ____ day of _____, 20____.

 Notary Public in and for the State of Texas

ACCESS EASEMENT

The undersigned covenants and agrees that the access easement(s) may be utilized by any person of the general public for ingress and egress to other real property, and for the purpose of general public vehicular 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 time of the Town of Prosper, its agents, employees, workmen and representatives having ingress, egress, and regress in, along, upon, and across said premises.

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 owner 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.

DRAINAGE AND DETENTION EASEMENT

This 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 A, as shown on the plat is called "Drainage and Detention Easement". The Drainage and Detention Easement within the limits of this addition, will remain open at all times and will be maintained in a safe and sanitary condition by the owners of the lot or lots that are traversed by or adjacent to the Drainage and Detention Easement, The Town will not be responsible for the maintenance and operation of said Easement or for any damage to private property or person that results from conditions in the Easement, or for the control of erosion. No obstructions to the natural flow or storm water run-off shall be permitted by construction of any type of building, fence or any other structure within the Drainage and Detention Easement, as herein above defined, unless approved by the Town Engineer. Provided, however, it is understood that in the event it becomes necessary for the Town to erect of consider erecting any type of drainage structure in order to improve the storm drainage that may be occasioned by drainage in or adjacent to the subdivision, then in such event, the Town shall have the right to enter upon the Drainage and Detention 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 Drainage and Detention Easement clean and free of debris, silt, and any substance which would 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 Detention Easement is subject to storm water overflow and natural bank erosion to an extent which cannot be definitely defined. The Town shall not be held liable for any such damages of any nature resulting from the occurrence of these natural phenomena, or resulting from the failure of any structure or structures, within the Easement.

GENERAL NOTES	
1.)	The purpose of this replat is to move lot lines, abandon and dedicate easements.
2.)	This property is located in "Non-shaded Zone X" according to the F.E.M.A. Flood Insurance Rate Map dated June 2, 2009 as shown on Map Number 48085C0235J.
3.)	The bearings and grid coordinates shown on this plat are based on GPS observations utilizing the AllTerra RTK Network. North American Datum of 1983 (Adjustment Realization 2011).
4.)	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/or withholding of utilities and building permits.
5.)	All interior property corners are marked with a 1/2-inch iron rod with a green plastic cap stamped "EAGLE SURVEYING" unless noted otherwise.

CERTIFICATE OF APPROVAL	
APPROVED	on this ____ day of _____, 20____, by the Planning & Zoning Commission of the Town of Prosper, Texas.
_____ Town Secretary	
_____ Engineering Department	
_____ Development Services Department	

OWNER'S CERTIFICATE

STATE OF TEXAS §
 COUNTY OF COLLIN §

WHEREAS, **CROSSMAC INVESTMENTS, LLC, CROSSMAR TEXAS INVESTMENTS 2, LLC** and **CROSSMAR TEXAS INVESTMENTS 4, LLC**, are the owners of a 7.97 acre tract of land out of the Collin County School Land Survey, Abstract Number 147, situated in the Town of Prosper, Collin County, Texas, being all of Lots 1R, 2 and 3, Block A, Eagles Crossing Addition, a subdivision of record in Document Number 20110902010001730 of the Plat Records of Collin County, Texas, and being more particularly described by metes and bounds, as follows:

BEGINNING, at a 1/2" iron rod found in the East right-of-way line of Burlington Northern Railroad, a 100 foot right-of-way of record in Volume 104, Page 557 of the Official Public Records of Collin County, Texas, being the Southwest corner of Lot 3, Block A, United States Postal Service Addition (USPS Addition), a subdivision of record in Volume 2019, Page 817 of said Plat Records, and being the Northwest corner of said Lot 3, Block A, Eagles Crossing;

THENCE, N89°50'02"E, along the South line of said Lot 3 of said USPS Addition, being in part the North line of said Lot 3, Eagles Crossing, and in part, the North line of said Lot 1R, a distance of 794.31 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the West right-of-way line of Coleman Street;

THENCE, S00°07'27"W, along the West right-of-way line of said Coleman street, being in part the East line of said Lot 1R, in part, the East line of said Lot 3 of said Eagles Crossing and in part the East line of said Lot 2, a distance of 491.72 feet to a 1/2" iron rod with cap stamped "GEER 4117" found in the North line of a called 11.296 acre tract of land conveyed to Coleman Street 11 Acre Partners, LLC by deed of record in Document Number 20191007001251960 of said Official Public Records, being the Southeast corner of said Lot 2;

THENCE, S89°54'49"W, along the North line of said 11.296 acre tract, being in part the South line of said Lot 2, and in part, the common South line of said Lot 3, Block A, Eagles Crossing, a distance of 891.93 feet to a 1/2" iron rod found in the East right-of-way line of said railroad, being the Southwest corner of said Lot 3, Block A, Eagles Crossing;

THENCE, N11°22'12"E, along the East right-of-way line of said railroad, also being the West line of said Lot 3, Block A, Eagles Crossing, a distance of 500.58 feet to the **POINT OF BEGINNING** and containing an area of 9.51 Acres, or (414,079 Square Feet) of land, more or less.

OWNER'S DEDICATION

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, **CROSSMAC INVESTMENTS, LLC, CROSSMAR TEXAS INVESTMENTS 2, LLC** and **CROSSMAR TEXAS INVESTMENTS 4, LLC** do hereby adopt this replat, designating herein described property as **EAGLES CROSSING ADDITION, BLOCK A, LOTS 1R1 & 2R**, and do hereby adopt this final plat, designating herein described property as **EAGLES CROSSING ADDITION, BLOCK A, LOT 3**, an addition to the Town of Prosper, and does hereby dedicate to the public use forever, the streets and alleys shown hereon, **CROSSMAC INVESTMENTS, LLC, CROSSMAR TEXAS INVESTMENTS 2, LLC** and **CROSSMAR TEXAS INVESTMENTS 4, 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 area, 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 in 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 user 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 tight to remove and keep removed all or part 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 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____.

OWNER: **CROSSMAC INVESTMENTS, LLC**

BY: _____
 Christopher Crossland, Manager

STATE OF TEXAS §
 COUNTY OF _____ §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this personally appeared **CHRISTOPHER CROSSLAND**, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this ____ day of _____, 20____.

 Notary Public, State of Texas

OWNER: **CROSSMAR TEXAS INVESTMENTS 4, LLC**

BY: _____
 Christopher Crossland, Manager

STATE OF TEXAS §
 COUNTY OF _____ §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this personally appeared **CHRISTOPHER CROSSLAND**, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this ____ day of _____, 20____.

 Notary Public, State of Texas

OWNER: **CROSSMAR TEXAS INVESTMENTS 4, LLC**

BY: _____
 Christopher Crossland, Manager

STATE OF TEXAS §
 COUNTY OF _____ §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this personally appeared **CHRISTOPHER CROSSLAND**, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this ____ day of _____, 20____.

 Notary Public, State of Texas

DEVAPP-24-0098
REPLAT
EAGLES CROSSING ADDITION
 BLOCK A, LOTS 1R1 & 2R
 BEING A REPLAT OF LOTS 1R & 2, BLOCK A
 EAGLES CROSSING ADDITION
FINAL PLAT
EAGLES CROSSING ADDITION
 BLOCK A, LOT 3
 BEING A FINAL PLAT OF LOT 3, BLOCK A
 EAGLES CROSSING ADDITION
 RECORDED IN VOLUME 2011, PAGE 245, P.R.C.C.T.,
 AND BEING 9.51 ACRES OUT OF THE
 COLLIN COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 147,
 TOWN OF PROSPER, COLLIN COUNTY, TEXAS

Project 2104.047-03	 EAGLE SURVEYING, LLC 222 S. Elm Street, Suite: 200 Denton, TX 76201 (940) 222-3009 TX Firm #10194177
Date 03/24/2025	
Drafter TAR	

SURVEYOR
 Eagle Surveying, LLC
 Contact: Brad Eubanks
 222 S. Elm Street, Suite: 200
 Denton, TX 76201
 (940) 222-3009

ENGINEER
 Claymore Engineering, Inc.
 Contact: Drew Donosky
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