



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

WHEREAS Northwest 423/380 LP is the owner of a tract of land situated in the M.E.P. & P.R.R. Survey, Abstract No. 1476, Town of Prosper, Denton County, Texas, the subject part being all of Lot 9, Block A, Westfork Crossing Addition, according to the plat recorded in Document No. 2026-42 of the Official Public Records, Denton County, Texas (OPRDCT), with the subject tract being more particularly described as follows:

BEGINNING at a point being the southwest corner of Lot 8, Block A, Westfork Crossing Addition according to the plat recorded in Document No. 2022-212 OPRDCT, also being on the north line of Lot 2, Block A, Westfork Crossing Addition according to the plat recorded in Document No. 2019-434 OPRDCT, and from which an "X" found in concrete found for an interior corner of Lot 8 and the northeast corner of Lot 2, bears S 89°09'25" W, 120.16 feet;

THENCE N 89°09'25" W, 424.44 feet to an "X" found in concrete on the north line of Lot 4, Block A, Westfork Crossing Addition according to the plat recorded in Document No. 2019-108 OPRDCT;

THENCE N 81°41'07" W, 141.68 feet to an "X" found in concrete on the north line of Lot 5, Block A, Westfork Crossing Addition; and

THENCE N 89°05'32" W, 478.82 feet to an "X" found in concrete for the northwest corner of Lot 6, Block A, Westfork Crossing Addition according to the plat recorded in Document No. 2020-327 OPRDCT;

THENCE S 00°01'38" E, 97.46 feet along the west line of Lot 6 to a 1/2" iron rod with plastic cap stamped "SPIARSEN" set on the north line of a tract of land conveyed to the City of Irving, Texas according to the deed recorded in Volume 5098, Page 2931 of the Deed Records, Denton County, Texas (DRDCT);

THENCE S 89°58'22" W, 85.07 feet along the north line thereof to a 1/2" iron rod with plastic cap stamped "SPIARSEN" set for the northwest corner thereof;

THENCE S 00°01'38" E, 37.63 feet along the west line thereof to a 1/2" iron rod with plastic cap stamped "SPIARSEN" set for the northeast corner of a tract of land conveyed to Upper Trinity Regional Water District, according to the deed recorded in Document No. 2006-5932 DRDCT;

THENCE N 45°00'22" W, 229.63 feet to a 1/2" iron rod with plastic cap stamped "SPIARSEN" set on the south line of Lot 11X, Block A, Westfork Crossing Addition according to the plat recorded in Document No. 2026-42 OPRDCT;

THENCE along the south line of Lot 11X, the following:

- N 46°34'05" E, 74.86 feet to a 1/2" iron rod with plastic cap stamped "SPIARSEN" set;
- N 89°32'23" E, 123.08 feet to a 1/2" iron rod with plastic cap stamped "SPIARSEN" set;
- N 00°21'46" E, 42.07 feet to a 1/2" iron rod with plastic cap stamped "SPIARSEN" set;
- N 45°21'46" E, 14.14 feet to a 1/2" iron rod with plastic cap stamped "SPIARSEN" set;
- S 89°38'14" E, 13.27 feet to a 1/2" iron rod with plastic cap stamped "SPIARSEN" set;
- N 00°21'46" E, 74.86 feet to a 1/2" iron rod with plastic cap stamped "SPIARSEN" set;
- S 89°38'14" E, 20.00 feet to a 1/2" iron rod with plastic cap stamped "SPIARSEN" set;
- N 00°21'46" E, 246.36 feet to a 1/2" iron rod with plastic cap stamped "SPIARSEN" set;
- N 75°40'46" E, 397.66 feet to a 1/2" iron rod with plastic cap stamped "SPIARSEN" set;
- S 89°09'25" E, 326.26 feet to a 1/2" iron rod with plastic cap stamped "SPIARSEN" set;
- S 74°09'25" E, 113.03 feet to a 1/2" iron rod with plastic cap stamped "SPIARSEN" set;
- N 00°50'35" E, 19.25 feet to a 1/2" iron rod with plastic cap stamped "SPIARSEN" set;
- S 89°09'25" E, 159.00 feet to a 1/2" iron rod with plastic cap stamped "SPIARSEN" set;
- S 00°50'35" W, 18.92 feet to a 1/2" iron rod with plastic cap stamped "SPIARSEN" set;

And N 83°39'20" E, 95.72 feet to a 1/2" iron rod with plastic cap stamped "SPIARSEN" set for the northwest corner of said Lot 8;

THENCE along the west line of Lot 8, the following:

- S 00°50'35" W, 322.36 feet to an "X" set in concrete;
- S 89°09'25" E, 1.51 feet to an "X" set in concrete;
- And S 00°50'35" W, 235.95 feet to the POINT OF BEGINNING with the subject tract containing 617,515 square feet or 14.176 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Northwest 423/380 LP, acting herein by and through its duly authorized officers, does hereby adopt this plat designating the herein above described property as Westfork Crossing Addition, Block A, Lot 9, an Addition to the Town of Prosper, and does hereby dedicate to the public use forever the streets and alleys shown thereon.

Northwest 423/380 LP 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 of 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 at \_\_\_\_\_ County, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

Northwest 423/380 LP,  
a Texas limited partnership

By: NORTHWEST CORNER, LLC  
a Texas limited liability company  
General Partner

By: \_\_\_\_\_  
Robert V. Dorazi  
Manager

STATE OF TEXAS §  
COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Robert V. Dorazi, 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

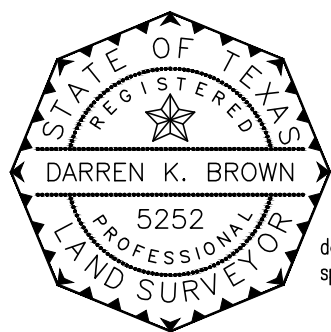
SURVEYOR'S CERTIFICATE

That I, Darren K. 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 \_\_\_\_\_, 2026.

PRELIMINARY, THIS DOCUMENT  
SHALL NOT BE RECORDED  
FOR ANY PURPOSE

DARREN K. BROWN, R.P.L.S. NO. 5252



darren.brown@spiarsengineering.com

STATE OF TEXAS §  
COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Darren K. 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

NOTE:  
UPPER TRINITY REGIONAL WATER DISTRICT (UTRWID) hereby retains all its preexisting dominant and superior legal property rights established in instrument No. 2006-5932. All work, crossings and other activities within the easements shall be submitted to UTRWID for review and approval. No work shall be performed within UTRWID's easement without written authorization from UTRWID. Contact UTRWID at 972-219-1228 and www.utrwid.com

Line Table			Line Table			Line Table			Line Table			Line Table		
Line #	Bearing	Distance	Line #	Bearing	Distance	Line #	Bearing	Distance	Line #	Bearing	Distance	Line #	Bearing	Distance
L1	N89°09'25"W	184.97	L41	N00°33'02"E	17.82	L81	S00°50'35"W	5.38	L127	S89°09'25"E	202.77	L168	N00°50'34"E	15.00
L2	N89°09'25"W	51.00	L42	S89°25'46"E	10.00	L82	N00°50'30"E	5.50	L128	S89°20'12"E	45.61	L169	S89°09'24"E	2.50
L3	N89°09'25"W	172.83	L43	S00°33'02"W	17.87	L83	S89°09'25"E	5.00	L129	N88°30'12"E	41.05	L170	N00°50'34"E	31.20
L4	N89°09'25"W	51.00	L44	S89°09'25"E	299.03	L84	S00°50'35"W	5.50	L130	N89°09'25"W	201.51	L184	N4°19'14"W	10.00
L5	N89°09'25"W	172.83	L45	N00°33'02"E	17.50	L85	N00°50'30"E	5.00	L131	N74°09'25"W	86.93	L185	N75°40'46"E	10.00
L6	N89°09'25"W	51.00	L46	S00°50'35"W	17.50	L86	S89°09'25"E	5.00	L132	N89°09'25"W	206.12	L186	S14°19'14"E	10.00
L7	S89°09'25"E	12.47	L47	S89°09'25"E	109.14	L87	S00°50'35"W	5.00	L133	S00°50'18"W	43.94	L187	S00°50'34"E	29.07
L8	S00°50'35"E	127.13	L48	N45°05'32"E	24.73	L88	N45°05'30"E	10.00	L134	N89°23'14"W	15.00	L188	S89°09'24"E	2.50
L9	N89°09'25"W	0.91	L49	N00°54'28"E	10.00	L89	S14°19'25"E	10.35	L135	N00°50'18"E	44.00	L189	S00°50'34"E	15.00
L10	N89°09'25"W	0.91	L50	S89°05'22"E	10.00	L90	S15°05'35"W	10.00	L136	N89°09'25"W	102.47	L190	N89°09'24"E	15.00
L11	S00°54'28"W	13.92	L51	S00°54'28"W	10.00	L91	N00°50'30"E	4.54	L137	S75°40'46"E	329.82	L191	N00°50'34"E	15.00
L12	N89°30'14"W	30.00	L52	N00°54'28"E	10.00	L92	S89°09'25"E	5.00	L138	S00°51'46"W	205.92	L192	S89°09'24"E	2.50
L13	N00°21'46"E	21.92	L53	S89°05'22"E	10.00	L93	S00°50'35"W	5.00	L139	S89°09'25"E	465.82	L193	N00°50'34"E	29.07
L14	N00°21'46"E	181.33	L54	S00°54'28"W	10.00	L94	N00°50'35"W	10.00	L140	S00°51'46"W	239.62	L195	S00°50'34"E	59.73
L15	N75°40'46"E	305.79	L55	N00°54'28"E	10.00	L95	N00°50'30"E	15.30	L141	S17°09'25"E	12.50	L196	S89°09'24"E	3.06
L16	S89°09'25"E	307.81	L56	S89°05'22"E	10.00	L96	S89°09'25"E	10.00	L142	S00°51'46"W	199.63	L197	S00°50'34"E	2.95
L17	S14°19'25"E	104.00	L57	S00°54'28"W	10.00	L97	N89°23'14"W	49.80	L143	N00°51'46"E	183.81	L198	S89°09'24"E	194.56
L18	S89°09'25"E	146.94	L58	S89°05'22"E	9.87	L98	N89°23'14"W	30.00	L144	N00°51'46"E	181.81	L199	S00°50'34"E	10.00
L19	N89°09'25"E	53.30	L59	S00°50'35"W	10.00	L99	N00°50'30"E	194.96	L145	N00°51'38"W	22.40	L200	N89°09'24"E	2.98
L20	S89°09'25"E	53.30	L60	N89°05'22"E	10.00	L100	N00°50'30"E	30.00	L146	N45°05'32"E	71.52	L201	S00°50'34"E	10.58
L21	N89°09'25"E	146.94	L61	N89°05'22"E	10.00	L101	N89°09'25"W	1.91	L147	S45°05'32"E	88.52	L202	N89°09'24"E	15.00
L22	N74°09'25"E	123.47	L62	N00°21'46"E	10.00	L102	N00°50'35"E	145.85	L148	S00°51'38"E	38.85	L203	N00°50'34"E	10.40
L23	N89°09'25"E	282.88	L63	S89°05'22"E	10.00	L103	S89°09'25"E	416.83	L149	N89°09'24"E	10.00	L204	N89°09'24"E	177.29
L24	S75°40'46"E	301.88	L64	N4°19'14"E	5.00	L104	S89°41'07"E	126.73	L150	N45°05'32"E	74.44	L205	S00°50'34"E	2.95
L25	S00°21'46"E	137.82	L65	N75°40'46"E	5.00	L105	S89°05'22"E	503.64	L151	N00°27'37"W	7.84	L206	N89°09'24"E	15.00
L26	S89°09'25"E	933.14	L66	S14°19'14"E	5.00	L106	N00°45'28"E	30.00	L152	S89°23'23"E	43.12	L207	N00°50'34"E	15.00
L27	S45°05'32"E	45.96	L67	N4°19'14"E	4.71	L107	N89°05'32"W	32.42	L153	N46°34'05"E	87.66	L208	S89°09'24"E	1.94
L28	N89°09'25"E	891.31	L68	N75°40'46"E	5.00	L108	N00°21'46"E	19.63	L154	N46°34'05"E	94.43	L209	N00°51'38"E	59.73
L29	S00°21'46"E	97.22	L69	S14°19'14"E	4.71	L109	N89°09'25"W	214.09	L155	S00°27'37"E	21.36			
L30	S45°05'32"E	16.11	L70	N4°19'14"E	4.66	L110	N89°09'25"W	435.83	L156	S45°05'32"E	49.72			
L31	N89°30'14"E	106.01	L71	N75°40'46"E	5.00	L111	S00°21'46"E	187.84	L157	S89°05'22"E	6.89			
L32	S89°30'14"E	100.01	L72	S14°19'14"E	4.66	L112	N89°30'14"E	128.32	L158	N45°05'32"E	246.15			
L33	N45°05'32"E	3.69	L73	N00°50'35"E	5.00	L113	S44°59'38"E	89.86	L159	S45°05'32"E	242.82			
L34	N89°09'25"E	112.08	L74	S89°09'25"E	5.00	L114	N44°59'38"E	110.28	L160	S00°50'34"W	17.24			
L35	S00°21'46"E	182.01	L75	S00°50'35"W	5.00	L115	S89°30'14"E	99.71	L161	N89°09'24"W	15.00			
L36	S89°09'25"E	180.47	L76	N00°50'35"E	10.00	L116	N00°21'46"E	417.80	L162	N00°50'34"E	13.18			
L37	N00°21'46"E	16.49	L77	S89°09'25"E	10.00	L117	N75°40'46"E	371.04	L164	S00°50'34"E	31.20			
L38	S89°09'25"E	10.00	L78	S00°50'35"W	10.00	L118	S89°09'25"E	88.01	L165	S89°09'24"E	2.50			
L39	S00°50'46"W	16.49	L79	N00°50'35"E	5.34	L119	S89°09'25"E	208.41	L166	S00°50'34"W	15.00			
L40	S89°09'25"E	266.58	L80	S89°38'31"E	5.00	L120	S14°19'25"E	86.93	L167	N89°09'24"W	15.00			

Curve Table						Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance	Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
C1	17.96'	60.00'	170°46'	N89°30'02"W	17.96'	C21	35.14'	60.00'	333°32'	N170°29'24"E	34.64'
C2	8.98'	30.00'	170°46'	N89°30'02"W	8.94'	C22	78.87'	60.00'	75°00'	N30°15'47"E	13.37'
C3	8.98'	30.00'	170°46'	S82°16'12"W	8.94'	C23	15.88'	60.00'	159°00'	N83°54'47"E	15.83'
C4	17.96'	60.00'	170°46'	S82°16'12"W	17.89'	C24	15.71'	60.00'	159°00'	S83°30'25"E	15.66'
C5	17.96'	60.00'	170°46'	N89°30'02"W	17.89'	C25	7.85'	30.00'	159°00'	N83°30'25"E	7.83'
C6	8.98'	30.00'	170°46'	N89°30'02"W	8.94'	C26	3.76'	30.00'	71°15'	S87°14'56"W	3.76'
C7	8.98'	30.00'	170°46'	S82°16'12"W	8.94'	C27	8.98'	30.00'	75°00'	N83°30'25"W	15.86'
C8	17.96'	60.00'	170°46'	S82°16'12"W	17.89'	C28	7.84'	30.00'	159°00'	S83°30'25"W	7.82'
C9	17.96'	60.00'	170°46'	N89°30'02"W	17.89'	C29	39.44'	30.00'	75°00'	S83°30'25"W	36.86'
C10	8.98'	30.00'	170°46'	N89°30'02"W	8.94'	C30	46.87'	30.00'	82°31'	S44°23'47"E	42.25'
C11	8.98'	30.00'	170°46'	S82°16'12"W	8.94'	C31	56.89'	30.00'	87°15'	N47°43'02"W	45.00'
C12	17.96'	60.00'	170°46'	S82°16'12"W	17.89'	C32	47.12'	30.00'	80°00'	N45°05'32"E	45.47'
C13	47.12'	30.00'	80°00'	S45°05'32"W	45.						