



- NOTES:**
- Bearing system based on the easterly right of way line of South Craig Road as depicted in the Conveyance Plat of Gates of Prosper, Block E, Lots 1 and 2, recorded in Volume 2018, Page 549, Plat Records, Collin County, Texas, said bearing being North 0°04'46" West.
  - According to Map No. 48085C0235 J 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 in Zone X (unshaded) and is not within a special flood hazard area. If this site is 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.
  - Landscape easements shall be exclusive of an other type of easement with the exception of existing easements.
  - Notice: 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.

DEVAPP-24-0141  
REPLAT  
**GATES OF PROSPER**  
**BLOCK E, LOTS 3R1 & 3R2**  
AN ADDITION TO THE TOWN OF PROSPER  
3.016 ACRES  
SITUATED IN THE  
ED BRADLEY SURVEY, ABSTRACT NO. 86  
TOWN OF PROSPER, COLLIN COUNTY, TEXAS

**Kimley»Horn**

801 Cherry Street, Unit 11, # 1300  
Fort Worth, Texas 76102  
FIRM # 10194040  
Tel. No. (817) 335-6511  
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 30'	GRW	MCB	01/14/2025	068109074	1 OF 2

OWNER:  
183 Land Corporation  
1 Cowboys Way  
Frisco, TX 75034  
P (972) 497-4394  
Contact: Thomas L. Walker

ENGINEER:  
Kimley-Horn and Associates  
260 East Davis St., Suite 100  
McKinney, TX 75034  
P (469) 301-2594  
Contact: Rachel Korus, P.E.

SURVEYOR:  
Kimley-Horn and Associates, Inc.  
801 Cherry Street, Unit 11, Suite 1300  
Fort Worth, TX 76102  
P (817) 335-6511  
Contact: Michael C. Billingsley, R.P.L.S.

OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF COLLIN §

BEING a tract of land situated in the Ed Bradley Survey, Abstract No. 86, Town of Prosper, Collin County, Texas and being all of Lot 3, Block E, Gates of Prosper, Block E, Lots 3 and 4, an addition to the Town of Prosper, Texas, according to the Final Plat thereof recorded in Volume 2024, Page 685, Plat Records, Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8-inch iron rod with cap stamped "KHA" found for the northeast corner of said Lot 3 in the westerly right-of-way line of State Highway No. 289 (South Preston Road) (a variable width public right-of-way);

THENCE South 26°54'54" West, along the said westerly right-of-way line of State Highway No. 289, a distance of 40.31 feet to a 5/8-inch iron rod found for corner;

THENCE South 24°15'53" West, continuing along the said westerly right-of-way line of State Highway No. 289, a distance of 407.31 feet to a 5/8-inch iron rod with cap stamped "KHA" found for the south corner of said Lot 3;

THENCE along the south line of said Lot 3, the following four (4) calls:

North 57°48'58" West, departing the said westerly right-of-way of State Highway No. 289, a distance of 170.28 feet to a 5/8-inch iron rod with cap stamped "KHA" found for corner;

South 89°19'43" West, a distance of 35.81 feet to a 5/8-inch iron rod with cap stamped "KHA" found for corner;

South 00°40'17" East, a distance of 28.71 feet to a 5/8-inch iron rod with cap stamped "KHA" found for corner;

South 89°19'43" West, a distance of 63.37 feet to a 5/8-inch iron rod with cap stamped "KHA" found for corner in the east right-of-way line of South Craig Road (a variable width right-of-way), said iron rod also being the most southerly southwest corner of said Lot 3;

THENCE North 16°53'41" West, along the said east right-of-way line of South Craig Road, a distance of 11.65 feet to a 5/8-inch iron rod with cap stamped "KHA" found for corner;

THENCE North 00°04'46" West, continuing along the said east right-of-way line of South Craig Road, a distance of 352.71 feet to a cut "X" found for the northwest corner of said Lot 3;

THENCE along the north line of said Lot 3, the following three (3) calls:

South 89°59'22" East, departing the said east right-of-way line of South Craig Road, a distance of 369.23 feet to a cut "X" found for corner;

North 24°20'45" East, a distance of 13.17 feet to a cut "X" found for corner;

South 63°04'57" East, a distance of 64.82 feet to the POINT OF BEGINNING and containing 131,364 square feet or 3.0157 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT 183 LAND CORPORATION, acting herein by and through its duly authorized officers, does hereby certify and adopt this plat designating the herein above described property as GATES OF PROSPER, BLOCK E, LOTS 3R1 & 3R2, an addition to the Town of Prosper, and does hereby dedicate to the public use forever, the streets and alleys shown thereon. 183 LAND CORPORATION, does 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 \_\_\_\_\_, 2025.

BY: 183 LAND CORPORATION

BY:

Authorized Signature

Thomas L. Walker, CFO

STATE OF TEXAS §

COUNTY OF \_\_\_\_\_ §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Thomas L. Walker, 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 \_\_\_\_\_, 2025.

Notary Public, State of \_\_\_\_\_

ACCESS EASEMENT

The undersigned covenants and agrees that the access easement(s) may be utilized by any person or the general public for ingress and egress to other real property, and for the purpose of general public vehicular and pedestrian 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 times 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, fences, 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.

STREET EASEMENT

The area or areas shown on the plat as "Street Easement" are hereby given and granted to the Town of Prosper (Called "Town") its successors and assigns, as an easement to construct, reconstruct, operate, repair, re-build, replace, relocate, alter, remove and perpetually maintain street and highway facilities, together with all appurtenances and incidental improvements, in, upon, and across certain real property owned by Grantor. Appurtenances and incidental improvements include, but are not limited to, curbs, gutters, inlets, aprons, traffic signs with or without attached flashing lights, guard rails, sidewalks, buried conduits, buried Town utilities, and underground franchise utilities. Street Easements shall remain accessible at all times and shall be maintained by the Owners of the lot or lots that are traversed by, or adjacent to the Street Easement. After doing any work in connection with the construction, operation or repair of the street and highway facilities, the Town shall restore the surface of the Street Easements as close to the condition in which it was found before such work was undertaken as is reasonably practicable, except for trees, shrubs and structures within the Street Easement that were removed as a result of such work.

SURVEYOR'S CERTIFICATE

Know All Men By These Presents:

That I, Michael C. Billingsley, 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 \_\_\_\_\_, 2025.

Michael C. Billingsley  
Registered Professional Land Surveyor No. 6558  
Kimley-Horn and Associates, Inc.  
801 Cherry Street, Unit 11, Suite 1300  
Fort Worth, Texas 76102  
Phone 817-335-6511

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

STATE OF TEXAS §

COUNTY OF TARRANT §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Michael B. Marx, 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 \_\_\_\_\_, 2025.

Notary Public, State of Texas

CERTIFICATE OF APPROVAL

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

\_\_\_\_\_  
Town Secretary  
\_\_\_\_\_  
Engineering Department  
\_\_\_\_\_  
Development Services Department

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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	GRW	MCB	01/14/2025	068109074	2 OF 2