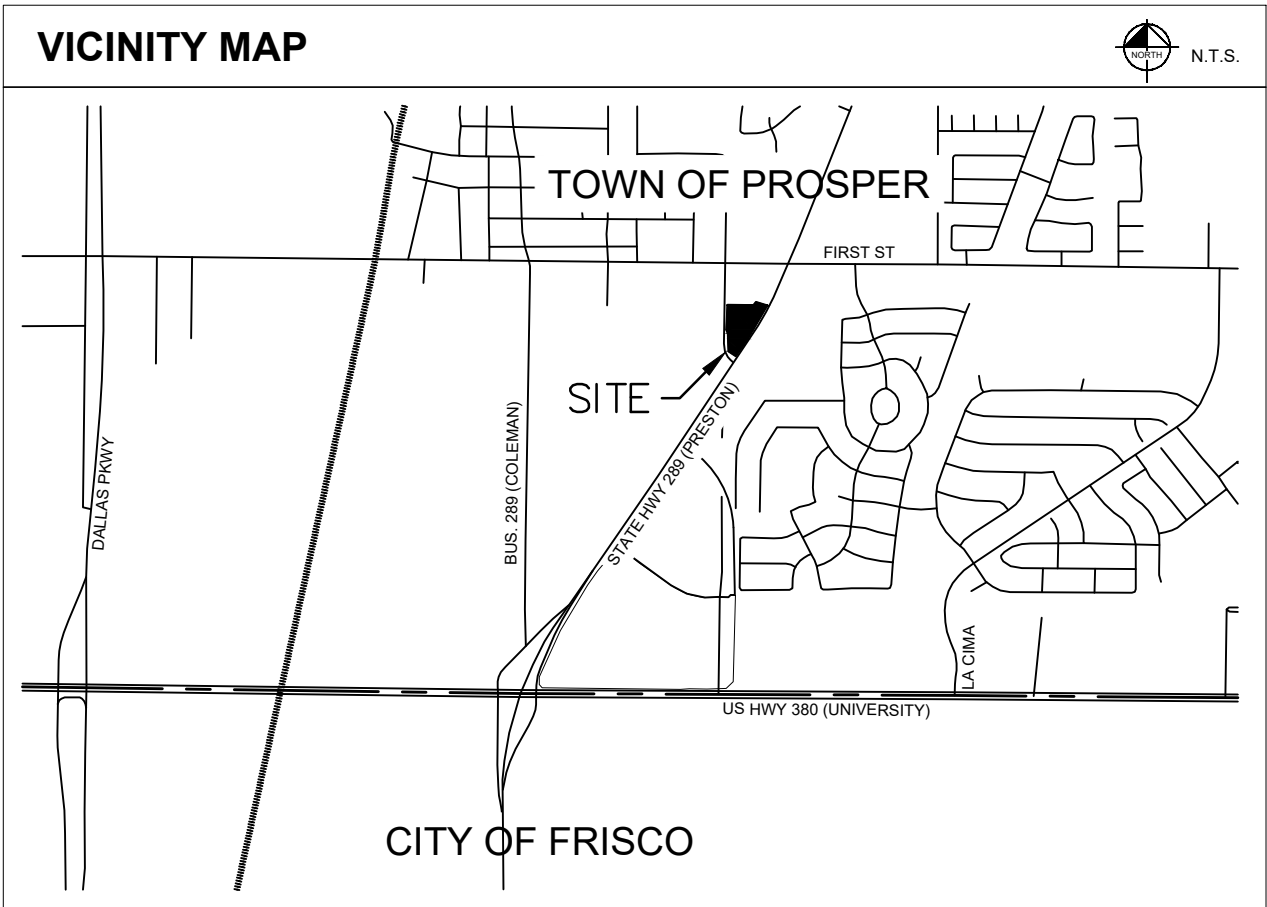
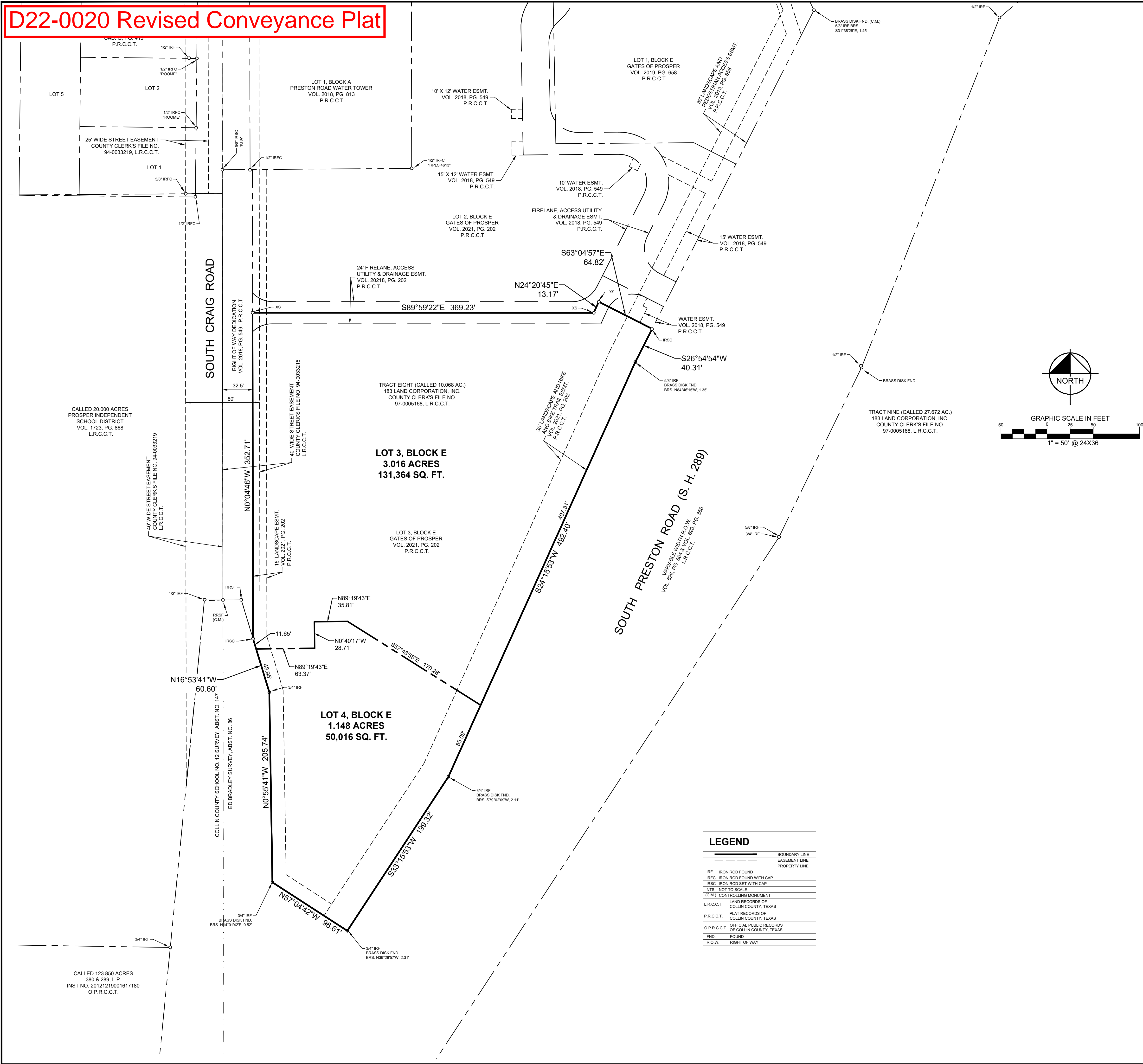


D22-0020 Revised Conveyance Plat



- NOTES:**
- All corners set are monumented with a 5/8 inch iron rod with red plastic cap stamped "KHA", unless otherwise noted.
 - 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.
 - 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 interests thereon defined. No building permit shall be issued nor permanent public utility service provided until a final plat is approved, filed of record and public improvements accepted 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.
 - Landscape easements shall be required when a final platting of the lots within this conveyance plat are prepared.
 - The purpose of this conveyance plat is to create two lots from an original Lot 3, Block E of the Gates of Prosper.

**CONVEYANCE PLAT
GATES OF PROSPER
BLOCK E, LOTS 3 AND 4**
AN ADDITION TO THE TOWN OF PROSPER

4.164 ACRES (GROSS)

BEING A REVISED CONVEYANCE PLAT OF LOT 3, BLOCK E
OF THE GATES OF PROSPER, LOTS 2 AND 3, BLOCK E,
RECORDED IN VOLUME 2021, PAGE 202, PLAT RECORDS,
COLLIN COUNTY, TEXAS

SITUATED IN THE
ED BRADLEY SURVEY, ABSTRACT NO. 86
TOWN OF PROSPER, COLLIN COUNTY, TEXAS
MARCH, 2022
CASE #D22-___

Kimley»Horn

6160 Warren Parkway, Suite 210
Frisco, Texas 75034 FIRM # 10193822 Tel. No. (972) 335-3580
Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 50'	MBM	KHA	03/02/2022	068109074	1 OF 2

OWNER:
183 Land Corporation, Inc.
1 Cowboys Way
Frisco, TX 75034

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
6160 Warren Pkwy, Suite 210
Frisco, TX 75034
P (972) 335-3580
Contact: Michael B. Marx, R.P.L.S.

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS, 183 LAND CORPORATION, INC., is the owner of 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 2 and 3, an addition to the Town of Prosper, according to the Conveyance Plat thereof recorded in Volume 2021, Page 202 of the Plat Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 3/4-inch iron rod found for the southeast corner of said Lot 3, being the southerly point of a corner clip at the intersection of the westerly right-of-way line of State Highway No. 289 (South Preston Road) with the easterly right-of-way line of South Craig Road;

THENCE North 57°05'11" West, departing the westerly right of way line of said Preston Road, along the southerly line of said Lot 3, and along said corner clip a distance of 96.61 feet to a 3/4-inch iron rod found for corner at the westerly end of said corner clip, being on the easterly right of way line of said South Craig Road;

THENCE North 00°56'10" West, along the westerly line of said Lot 3 and along the easterly right of way line of said South Craig Road, a distance of 205.74 feet to a 3/4-inch iron rod found for corner;

THENCE North 16°53'41" West, along the westerly line of said Lot 3 and along the easterly right of way line of said South Craig Road, a distance of 60.60 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" set for a corner on the easterly right of way line of said South Craig Road as dedicated in Gates of Prosper, Block E, Lots 1 and 2, an addition to the Town of Prosper, according to the Conveyance Plat thereof recorded in Volume 2018, Page 549 of the Plat Records of Collin County, Texas;

THENCE North 00°04'46" West, along the westerly line of said Lot 3 and along the easterly right of way line of said South Craig Road, a distance of 352.71 feet to an "X" cut set for the northwest corner of said Lot 3, same being the southwest corner of Lot 2, Block E of said Gates of Prosper, Block E, Lots 2 and 3;

THENCE South 89°59'22" East, departing the easterly right of way line of said South Craig Road and along the common line of said Lots 2 and 3, a distance of 369.23 feet to an "X" cut set for corner;

THENCE North 24°20'45" East, along the common line of said Lots 2 and 3, a distance of 13.17 feet to an "X" cut set for corner;

THENCE South 63°04'57" East, along the common line of said Lots 2 and 3, a distance of 64.82 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" set for the east common corner of said Lots 2 and 3, same being on the westerly right of way line of aforesaid State Highway No. 289 (South Preston Road);

THENCE South 26°54'54" West, along the easterly line of said Lot 3 and the westerly right of way line of said State Highway No. 289 (South Preston Road), a distance of 40.31 feet to a 5/8-inch iron rod found for corner;

THENCE South 24°15'53" West, along the easterly line of said Lot 3 and the westerly right of way line of said State Highway No. 289 (South Preston Road), a distance of 492.40 feet to a 3/4-inch iron rod found for corner;

THENCE South 33°15'53" West, along the easterly line of said Lot 3 and the westerly right of way line of said State Highway No. 289 (South Preston Road), a distance of 199.32 feet to the POINT OF BEGINNING and containing 4.164 acres (181,380 square feet) of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT 183 LAND CORPORATION, INC. 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 3 AND 4, 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, INC. 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 _____, 2022.

BY: 183 LAND CORPORATION, INC.

BY: _____
Authorized Signature

Printed Name and Title

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned, a Notary Public in and for The State of _____, 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 _____, 2022.

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.

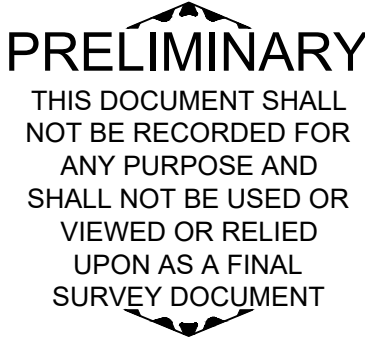
SURVEYOR'S CERTIFICATE

Know All Men By These Presents:

That I, Michael B. Marx, 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 _____, 2022.

Michael B. Marx
Registered Professional Land Surveyor No. 5181
Kimley-Horn and Associates, Inc.
6160 Warren Pkwy., Suite 210
Frisco, Texas 75034
Phone 972-335-3580
Fax 972-335-3779



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 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 _____, 2022.

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

CONVEYANCE PLAT
GATES OF PROSPER
BLOCK E, LOTS 3 AND 4
AN ADDITION TO THE TOWN OF PROSPER

4.164 ACRES (GROSS)

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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	MBM	KHA	03/02/2022	068109074	2 OF 2

DWG NAME: K:\FPI SURVEY\1088109074-GATES OF PROSPER\WAL GREENS.DWG 1088109074 LOT 2 REV CONVEY PLAT VERB.DWG PLOTTED BY: MARK MICHAEL 3/22/2022 8:49 AM LAST SAVED 3/22/2022 6:48 AM