



LEGEND	
	BOUNDARY LINE
	EASEMENT LINE
	PROPERTY LINE
	IRF IRON PIPE FOUND
	IRF IRON ROD FOUND
	IRFC IRON ROD FOUND WITH CAP
	IRSC IRON ROD SET WITH CAP
	NTS NOT TO SCALE
	(C.M.) CONTROLLING MONUMENT
	P.O.B. POINT OF BEGINNING
	D.R.C.C.T. DEED RECORDS OF COLLIN COUNTY, TEXAS
	P.R.C.C.T. PLAT RECORDS OF COLLIN COUNTY, TEXAS
	O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS
	FND FOUND
	R.O.W. RIGHT OF WAY

- 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 easterly line of Prosper Center, an addition to the Town of Prosper, according to the Conveyance Plat, recorded in Volume 2016, Page 400, Plat Records, Collin County, Texas, said bearing being North 00°26'47" East.
 - According to Map No. 48085C0230 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.
 - Notice: 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.
 - Landscape easements shall be required when a final platting of the lots within this conveyance plat are prepared.

LINE TABLE			CURVE TABLE					
NO.	BEARING	LENGTH	NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
L1	S89°33'13"E	38.23'	C1	45°01'37"	65.00'	51.08'	N67°25'06"E	49.78'
L2	S89°33'00"E	20.10'	C2	45°32'43"	65.00'	51.67'	S67°40'39"W	50.32'
L3	S89°33'00"E	3.40'	C3	36°51'59"	30.00'	19.30'	S71°07'01"E	18.97'
L4	S89°33'01"E	26.00'	C4	44°53'37"	39.00'	30.56'	N67°20'04"E	29.78'
L5	N89°58'28"E	19.92'	C5	39°33'45"	91.39'	63.11'	S64°44'26"W	61.86'
L6	S00°00'32"E	7.24'	C6	31°36'38"	50.00'	27.59'	N79°40'23"W	27.24'
L7	N00°26'59"E	24.70'	C7	25°40'56"	80.00'	35.86'	S76°42'32"E	35.56'
L8	S89°33'00"E	15.00'	C8	90°00'00"	30.00'	47.12'	N45°27'00"E	42.43'
L9	S00°27'00"W	20.63'	C9	90°00'00"	30.00'	47.12'	S44°33'00"E	42.43'
L10	S89°33'00"E	9.37'	C10	74°54'07"	30.00'	39.22'	S52°59'56"W	36.48'
L11	N89°34'24"W	89.10'	C11	45°05'45"	91.00'	71.62'	N67°27'51"E	69.79'
L12	S00°26'47"W	125.00'	C12	42°17'11"	39.39'	29.07'	S66°07'51"W	28.42'
L13	S45°12'05"W	35.51'	C13	22°44'25"	50.00'	19.84'	N75°54'14"E	19.71'
L14	S89°57'22"W	24.79'	C14	25°54'58"	80.00'	36.19'	S77°29'31"W	35.88'
L15	S88°55'40"W	79.28'	C15	1°01'42"	1155.00'	20.73'	N89°26'31"E	20.73'
L16	N44°33'13"W	32.24'						
L17	N45°26'47"E	15.00'						
L18	S44°33'13"E	23.87'						
L19	N00°25'44"E	30.58'						

CONVEYANCE PLAT
MSW PROSPER 380 ADDITION
BLOCK A, LOTS 1, 2 AND 3

34.240 ACRES

SITUATED IN THE
COLLIN COUNTY SCHOOL LAND NO. 12 SURVEY,
ABSTRACT NO. 147,
TOWN OF PROSPER, COLLIN COUNTY, TEXAS

SEPTEMBER, 2023
CASE #D21-0088 AND D21-0101

Kimley»Horn

6160 Warren Parkway, Suite 210 Frisco, Texas 75034	FIRM # 10193822	Tel. No. (972) 335-3580 Fax No. (972) 335-3779
Scale 1" = 100'	Drawn by JCC	Checked by KHA
	Date 09/03/2021	Project No. 063222309
		Sheet No. 1 OF 2

OWNER:
Peach Tree Group of
Investment Inc.
1043 Elk Mound Drive
Frisco, Texas 75033
parmarws@gmail.com
Contact: Wilson Parmar

OWNER:
Encompass Health Texas
Real Estate, LLC
9001 Liberty Parkway
Real Estate - 4th Floor
Birmingham, AL 35242
kate.hawley@encompasshealth.com
Contact: Kate Hawley

ENGINEER:
Kimley-Horn and Associates, Inc.
100 W. Oak Street, Suite 203
Denton, TX 76201
P (940) 287-3620
Contact: Mack Matthe, P.E.

SURVEYOR:
Kimley-Horn and Associates, Inc.
6160 Warren Parkway, Suite 210
Frisco, Texas 75034
P (972) 335-3580
F (972) 335-3779
Contact: Sylviana Gunawan, R.P.L.S.

OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF COLLIN §

WHEREAS, MSW PROSPER 380 II LP, ENCOMPASS HEALTH TEXAS REAL ESTATE, LLC, AND PEACH TREE GROUP OF INVESTMENT INC, are the owners of tract of land situated in the Collin County School Land No. 12 Survey, Abstract No. 147, Town of Prosper, Collin County, Texas and being the remainder of a called 34.2419-acre tract of land described in a deed to MSW Prosper 380 II LP, recorded in Instrument No. 20190418000418860 of the Official Public Records of Collin County, Texas, a portion of a called 7.722 acre tract of land described in a deed to Encompass Health Texas Real Estate, LLC, as recorded in Instrument No. 20211005002042300 of the Official Public Records of Collin County, Texas, all of a called 4.126 acre tract of land described in a deed to Peach Tree Group of Investment Inc, as recorded in Instrument No. 20220329000498590 of the Official Public Records of Collin County, Texas, and corrected by Instrument No. 2022000101825 of the Official Public Records of Collin County, Texas, all of a called 0.993 acre tract of land described in a deed to Peach Tree Group of Investment Inc, as recorded in Instrument No. 2022000072416 of the Official Public Records of Collin County, Texas, and all of a called 0.801 acre tract of land described in a deed to Peach Tree Group of Investment Inc, as recorded in Instrument No. 20190206000128160 of the Official Public Records of Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8-inch iron rod with a red plastic cap, stamped "KHA", found for the northeast corner of said 34.2419-acre tract, same being the southeast corner of a called 60.914-acre tract of land described in a Special Warranty Deed with Vendor's Lien to SC TV-380, LLC, recorded in Instrument No. 20190724000876240 of the Official Public Records of Collin County, Texas, the northwest corner of Block A, Lot 1 of Children's Prosper, Block A, Lots 1, 2R, 3 & 4, according to the plat thereof recorded in Volume 2021, Page 728 of the Plat Records of Collin County, Texas, and the southwest corner of a called 23.9975-acre tract of land described in a deed to EGL Prosper LP, recorded in Instrument No. 20190206000128160 and corrected in Instrument No. 20190207000131970, both of the Official Public Records of Collin County, Texas;

THENCE South 00°23'52" West, along the easterly line of said 34.2419-acre tract, the westerly line of said Block A, Lot 1, a distance of 325.51 feet to a 1-inch iron pipe found for the southwest corner of said Block A, Lot 1, common to the northwest corner of Y-C Nurseries Addition, Lot 1, Block A, according to the plat thereof recorded in Volume 2021, Page 171 of the Plat Records of Collin County, Texas;

THENCE South 00°09'57" West, continuing along the easterly line of said 34.2419-acre tract and along the westerly line of said Y-C Nurseries Addition, a distance of 734.12 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" set for the westerly, southwest corner of said Y-C Nurseries Addition, same being the northwest corner of Lot 1, Block A of U-Haul 380 Addition, an addition to the Town of Prosper as recorded in Volume 2009, Page 223 of the Plat Records of Collin County, Texas;

THENCE South 00°11'33" West, continuing along the easterly line of said 34.2419-acre tract and along the westerly line of said Lot 1, Block A, a distance of 250.15 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" set for the southeast corner of said 34.2419-acre tract, same being the northeast corner of a called 4.143-acre tract of land described in a deed to Texas Health Resources, recorded in Instrument No. 20181212001513610 of the Official Public Records of Collin County, Texas;

THENCE South 89°55'55" West, along the southerly line of said 34.2419-acre tract, the southerly line of said 7.722-acre tract, the northerly line of said 4.143-acre tract, and the northerly line of TXHR Addition, an addition to the Town of Prosper as recorded in Volume 2017, Page 88 of the Plat Records of Collin County, Texas, a distance of 1054.45 feet to a 1/2-inch iron rod with a red plastic cap, stamped "WAI" found for the southerly, southwest corner of said 7.722-acre tract and northwest corner of said TXHR Addition, same being on the easterly right of way line of Mahard Parkway, a variable width right of way, as recorded in Volume 2017, Page 95 of the Plat Records of Collin County, Texas;

THENCE North 00°25'44" East, along the westerly line of said 7.722-acre tract and the easterly right of way line of said Mahard Parkway, a distance of 30.58 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" set for an ell corner of said 7.722-acre tract, common to the northeast corner of said Mahard Parkway;

THENCE North 89°34'24" West, along the southerly line of said 7.722-acre tract and along the northerly terminus of said Mahard Parkway, a distance of 89.10 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" set for the westerly, southwest corner of said 7.722-acre tract and the northwest corner of said Mahard Parkway, same being on the easterly line of a right of way dedication for Mahard Parkway as recorded in Volume 2015, Page 674 of the Plat Records of Collin County, Texas;

THENCE North 00°26'47" East, along the westerly line of said 7.722-acre tract, the westerly line of said 34.2419-acre tract, the easterly line of said Mahard Parkway right of way dedication, and the easterly right of way line of Mahard Parkway, a variable width right of way, as recorded in Volume 2019, Page 773 and Volume 2021, Page 613 of the Plat Records of Collin County, Texas, a distance of 1278.96 feet to a 1/2-inch iron rod with a yellow plastic cap, stamped "BOHLER", found for the northwest corner of said 34.2419-acre tract, same being the southwest corner of aforesaid 60.914-acre tract;

THENCE North 89°57'25" East, departing the easterly line of said Mahard Parkway right of way dedication, along the south line of said 60.914-acre tract and the north line of said 34.2419-acre tract, a distance of 1138.59 feet to the POINT OF BEGINNING and containing 34.240 acres (1,491,477 square feet) of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT MSW PROSPER 380 II LP, ENCOMPASS HEALTH TEXAS REAL ESTATE, LLC, AND PEACH TREE GROUP OF INVESTMENT INC, acting herein by and through their duly authorized officers, do hereby certify and adopt this Revised Conveyance plat designating the herein above described property as MSW PROSPER 380 ADDITION, BLOCK A, LOTS 1, 2 AND 3, an addition to the Town of Prosper, and do hereby dedicate to the public use forever, the streets and alleys shown thereon. WHEREAS, MSW PROSPER 380 II LP, ENCOMPASS HEALTH TEXAS REAL ESTATE, LLC, AND PEACH TREE GROUP OF INVESTMENT INC do 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 _____, 2023.

BY: MSW PROSPER 380 II LP, a Texas limited partnership

By: MSW Prosper 380 GP, LLC,
a Texas limited liability company,
its General Partner

By: Matthews Holdings Southwest, Inc.
a Texas corporation
its Sole Member and Manager

By: _____
Kristian Teleki, Senior Vice President

STATE OF TEXAS §

COUNTY OF _____ §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Kristian Teleki, 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 _____, 2023.

Notary Public, State of Texas

WITNESS, my hand, this the _____ day of _____, 2023.

BY: ENCOMPASS HEALTH TEXAS REAL ESTATE, LLC

By: _____
Sarina Ruggiero, Authorized Representative

STATE OF ALABAMA §

COUNTY OF _____ §

BEFORE ME, the undersigned, a Notary Public in and for The State of Alabama, on this day personally appeared Sarina Ruggiero, 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 _____, 2023.

Notary Public, State of Alabama

WITNESS, my hand, this the _____ day of _____, 2023.

BY: PEACH TREE GROUP OF INVESTMENT INC., a Texas corporation

By: _____
Wilson Parmar, Owner

STATE OF TEXAS §

COUNTY OF _____ §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Wilson Parmar, 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 _____, 2023.

Notary Public, 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, fences, trees, shrubs, or other improvements or obstructions, 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, Sylviana Gunawan, 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 _____, 2023.

Sylviana Gunawan
Registered Professional Land Surveyor No. 6461
Kimley-Horn and Associates, Inc.
6160 Warren Pkwy., Suite 210
Frisco, Texas 75034
Phone 972-335-3580
Fax 972-335-3779

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 COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Sylviana Gunawan, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that she 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 _____, 2023.

Notary Public, State of Texas

CERTIFICATE OF APPROVAL

Approved this _____ day of _____, 2023 by the Planning & Zoning
Commission of the Town of Prosper, Texas.

Town Secretary

Engineering Department

Development Services Department

CONVEYANCE PLAT
MSW PROSPER 380 ADDITION
BLOCK A, LOTS 1, 2 AND 3

34.240 ACRES

SITUATED IN THE
COLLIN COUNTY SCHOOL LAND NO. 12 SURVEY,
ABSTRACT NO. 147,
TOWN OF PROSPER, COLLIN COUNTY, TEXAS

SEPTEMBER, 2023
CASE #D21-0088 AND D21-0101

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.
N/A	JCC	KHA	09/03/2021	063222309	2 OF 2

ENGINEER:
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P (940) 287-3620
Contact: Mack Mattkke, P.E.

SURVEYOR:
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Frisco, TX 75034
P (972) 335-3580
F (972) 335-3779
Contact: Sylviana Gunawan, R.P.L.S.

OWNER:
Peach Tree Group of
Investment Inc.
1043 Elk Mound Drive
Frisco, Texas 75033
parmarws@gmail.com
Contact: Wilson Parmar

OWNER:
Encompass Health Texas
Real Estate, LLC
9001 Liberty Parkway
Real Estate - 4th Floor
Birmingham, AL 35242
kate.hawley@encompasshealth.com
Contact: Kate Hawley

OWNER:
MSW Prosper 380 II LP
320 W. Main St., Suite 100
Lewisville, TX 75057
jdrysdalet@rthpartners.com
Contact: Joe Drysdale