

NOTES:

- Bearing system based on the City of Frisco control network using Station No. 1 and its related azimuth mark. The bearings shown hereon are Grid values. The distances shown hereon are Surface values. To convert the Surface distances to Grid values, multiply the distances shown by a Combined Scale Factor of 0.9998493926. Coordinates provided are Grid coordinates, Texas State Plane - North Central Zone (NAD 83).
- 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.
- No floodplain exists on site.
- According to Map No. 48121C0410G dated April 18, 2021, of the National Flood Insurance Program Map, Flood Insurance Rate Map of Denton 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.
- The purpose of this replat is to combine Lots 1, 2, 12, 13, 14, 18 and 20, Block A to create 3 new lots.
- See sheet 3 for the line and curve tables.

LEGEND:

P.O.B. = POINT OF BEGINNING
 IRFC = IRON ROD W/CAP FOUND
 IRSC = 5/8" IRON ROD SET W/ "KHA" CAP
 IRF = IRON ROD FOUND
 PKF = PK NAIL FOUND
 XF = "X" CUT FOUND
 XS = "X" CUT SET
 D.E. = DRAINAGE EASEMENT
 U.E. = UTILITY EASEMENT
 W.E. = WATER EASEMENT
 S.W.E. = SIDE WALK EASEMENT
 P.R.D.C.T. = PLAT RECORDS OF DENTON COUNTY, TEXAS
 O.R.D.C.T. = OFFICIAL RECORDS OF DENTON COUNTY, TEXAS
 R.P.R.D.C.T. = REAL PROPERTY RECORDS OF DENTON COUNTY, TEXAS

**DEVAPP-23-0033
 FINAL PLAT
 WESTSIDE ADDITION
 LOTS 1, 14 AND 18, BLOCK A**

1,109,285 SQ. FT. / 25.466 ACRES
 B. HODGES SURVEY, ABSTRACT NO. 593
 J. GONZALEZ SURVEY, ABSTRACT NO. 447
 J. HAYNES SURVEY, ABSTRACT NO. 573
 TOWN OF PROSPER,
 DENTON COUNTY, TEXAS

Kimley»Horn

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

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	CDS	KHA	5/4/2023	066000099	2 OF 3

OWNER
 SSSS HOLDINGS LLC
 8668 John Hickman Parkway
 Suite 907
 Frisco, Texas 75034
 972-679-1918
 Contact: Shiva Kondru
 shiva@rsecommercial.com

ENGINEER/SURVEYOR:
Kimley-Horn & Associates
 13455 Noel Road
 Two Galleria Office Tower
 Suite 700
 Dallas, Texas 75240
 972-770-1300
 Contact: Judd Mullinix, P.E.
 judd.mullinix@kimley-horn.com

OWNER
 WESTSIDE PROSPER LLC
 8668 John Hickman Parkway
 Suite 907
 Frisco, Texas 75034
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 Contact: Shiva Kondru
 shiva@rsecommercial.com

DWG NAME: K:\P\F\SURVEY\066000099-COSTCO PROSPER\DWG\DEVAPP-23-0033-10-20-23-AM-LAST-BAVED.DWG PLOTTED BY: GUMAWAN, SUTUVANA 04/23/23 10:20:23 AM LAST SAVED: 5/4/2023 10:19 AM

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS, WESTSIDE PROSPER LLC, SSSS HOLDINGS LLC AND 1385 PROSPER LLC, are the owners of a tract of land situated in the B. Hodges, Abstract No. 593, J. Gonzalez Survey, Abstract No. 447 and the J. Haynes Survey, Abstract No. 573, Town of Prosper, Denton County, Texas and being all of Lots 1, 2, 12, 13, 14 and 20, Block A of Westside Addition, an addition to the Town of Prosper, according to the Conveyance Plat recorded in Document No. 2020-55 of the Plat Records of Denton County, Texas, and being more particularly described as follows:

BEGINNING at a mag nail found for the southwest corner of said Lot 2, common to the northwest corner of Lot 3, Block A of said Westside Addition, being on the easterly right-of-way line of F.M. 1385, a variable width right-of-way;

THENCE along the westerly line of said Lot 2, Lot 1, and the easterly right-of-way line of said F.M. 1385, the following

North 05°28'07" East, a distance of 72.52 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the right with a radius of 5,669.58 feet, a central angle of 03°15'00", and a chord bearing and distance of North 07°05'37" East, 321.55 feet;

In a northerly direction, with said tangent curve to the right, an arc distance of 321.60 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 08°43'07" East, a distance of 601.90 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the left with a radius of 1,205.92 feet, a central angle of 03°14'34", and a chord bearing and distance of North 07°05'51" East, 68.24 feet;

In a northerly direction, with said tangent curve to the left, an arc distance of 68.25 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the northwest corner of said Lot 18, common to the southwest corner of Lot 30X, Block N of Glenbrooke Estates Phase 1, an addition to the Town of Prosper, according to the Final Plat recorded in Cabinet X, Page 717 of the Plat Records of Denton County, Texas;

THENCE South 72°44'42" East, departing the easterly right of way line of said F.M. 1385 and along the northerly line of said Lot 18 and said Lot 14, and the southerly line of said Lot 30X and the southerly terminus of Kent Drive, a 50 foot wide right of way, as dedicated in said Glenbrooke Estates Phase 1, a distance of 1,171.02 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the northeast corner of said Lot 14, common to the northwest corner of Lot 17, Block A, as described in said Westside Addition, same being on the southerly terminus of said Kent Drive;

THENCE departing the southerly terminus of said Kent Drive, and along the easterly line of said Lot 14 and the easterly line of said Lot 17 and Lot 15, as described in said Westside Addition, the following

South 17°14'36" West, a distance of 292.60 feet to an "X" cut found for corner;

North 72°45'24" West, a distance of 30.00 feet to "X" cut found for corner;

South 17°14'36" West, a distance of 646.77 feet to PK nail found for the most southerly corner of said Lot 14, common to the southwest corner of said Lot 15, the southeast corner of said Lot 13, same being on the northerly line of Lot 8, Block A, as described in said Westside Addition;

THENCE North 89°04'20" West, along the southerly lines of said Lot 13 and said Lot 12, and along the northerly lines of said Lot 8, and Lots 5-7, Block A, as described in said Westside Addition, a distance of 735.65 feet to MAG nail found for the southerly most southwest corner of said Lot 12, common to the northwest corner of said Lot 5, the northeast corner of Lot 4, Block A, as described in said Westside Addition, and the southwest corner of said Lot 3;

THENCE North 00°55'40" East, along the westerly line of said Lot 12 and the easterly line of said Lot 3, a distance of 166.14 feet to "X" cut set for the northeast corner of said Lot 3, common to the southeast corner of said Lot 2, same being on the westerly line of said Lot 12;

THENCE North 89°04'20" West, departing the westerly line of said Lot 12, and along the northerly line of said Lot 3 and the southerly line of said Lot 2, a distance of 224.66 feet to the POINT OF BEGINNING and containing 25.466 acres (1,109,285 square feet) of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT WESTSIDE PROSPER LLC, SSSS HOLDINGS LLC AND 1385 PROSPER LLC, acting herein by and through their duly authorized officers, do hereby certify and adopt this plat designating the herein above described property as WESTSIDE ADDITION, LOTS 1, 14 AND 18, BLOCK A, an addition to the Town of Prosper, and do hereby dedicate to the public use forever, the streets and alleys shown thereon. WESTSIDE PROSPER LLC, SSSS HOLDINGS LLC AND 1385 PROSPER LLC, do hereby 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 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 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.
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 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__.

BY: WESTSIDE PROSPER, LLC., a Texas limited liability company

BY: _____

Name: _____

Title: _____

STATE OF TEXAS §

COUNTY OF _____ §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, 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 _____, 20__.

Notary Public, State of Texas

WITNESS, my hand, this the _____ day of _____, 20__.

BY: SSSS HOLDINGS LLC, a Texas limited liability company

BY: _____

Name: _____

Title: _____

STATE OF TEXAS §

COUNTY OF _____ §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, 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 _____, 20__.

Notary Public, State of Texas

WITNESS, my hand, this the _____ day of _____, 20__.

BY: 1385 PROSPER LLC, a Texas limited liability company

BY: _____

Name: _____

Title: _____

STATE OF TEXAS §

COUNTY OF _____ §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, 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 _____, 20__.

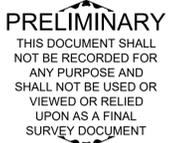
Notary Public, State of Texas

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

I, Sylviana Gunawan, a Registered Professional Land Surveyor in the State of Texas, do hereby declare that I have prepared this plat from an actual on the ground survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with Subdivision Regulations of the Town of Prosper, Texas.

Sylviana Gunawan
Registered Professional Land Surveyor No. 6461
Kimley-Horn and Associates, Inc.
6160 Warren Pkwy., Suite 210
Frisco, Texas 75034
Ph. 972-335-3580
sylviana.gunawan@kimley-horn.com



STATE OF TEXAS §

COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, a Notary Public, on this day personally appeared Sylviana Gunawan, known to me to be the person whose name is subscribed to the foregoing instruments, and acknowledged to me that she executed the same for the purpose and considerations therein expressed and in the capacity therein stated.

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

NOTARY PUBLIC in and for the 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

DEVAPP-23-0033
FINAL PLAT
WESTSIDE ADDITION
LOTS 1, 14 AND 18. BLOCK A

1,109,285 SQ. FT. / 25.466 ACRES
B. HODGES SURVEY, ABSTRACT NO. 593
J. GONZALEZ SURVEY, ABSTRACT NO. 447
J. HAYNES SURVEY, ABSTRACT NO. 573
TOWN OF PROSPER,
DENTON COUNTY, TEXAS

Table with 3 columns: LINE TABLE, BEARING, LENGTH. Rows 1-25.

Table with 2 columns: CURVE TABLE, DELTA, RADIUS, LENGTH, CHORD BEARING, CHORD. Rows 1-25.

OWNER
SSSS HOLDINGS LLC
1385 PROSPER, LLC
5867 Alyworth Drive
Frisco, Texas 75035
Contact: Srikanth Krothapahalli

ENGINEER/SURVEYOR:
Kimley-Horn & Associates
13455 Noel Road
Two Galleria Office Tower
Suite 700
Dallas, Texas 75240
972-770-1300
Contact: Judd Mullinix, P.E.
judd.mullinix@kimley-horn.com

Kimley-Horn logo and contact information for Frisco, Texas 75034. Includes scale, date, project no, and sheet no.