

LEGEND	
---	BOUNDARY LINE
---	EASEMENT LINE
---	PROPERTY LINE
---	ALUMINUM DISK MONUMENT FOUND
IRF	IRON ROD FOUND
IRFC	IRON ROD FOUND WITH CAP
IRSC	IRON ROD SET WITH CAP
TXDOT	TEXAS DEPARTMENT OF TRANSPORTATION
VF	"V" CUT FOUND
XF	"X" CUT FOUND
XS	"X" CUT SET
D.R.C.C.T.	DEED RECORDS OF COLLIN COUNTY, TEXAS
M.R.C.C.T.	MAP RECORDS OF COLLIN COUNTY, TEXAS
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS
D.E.	DRAINAGE EASEMENT
F.A.U.D.E.	FIRELINE, ACCESS, DRAINAGE & UTILITY EASEMENT
H.B.T.E.	HIKE & BIKE TRAIL EASEMENT
L.P.A.E.	LANDSCAPE & PUBLIC ACCESS EASEMENT
S.E.	STREET EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
U.E.	UTILITY EASEMENT
W.E.	WATER EASEMENT

- 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 southerly right of way line of Lovers Lane as created in the Conveyance Plat of Gates of Prosper, Phase 2, an addition to the Town of Prosper, according to the plat, recorded in Volume 2019, Page 252 of the Map Records of Collin County, Texas, said bearing being North 90°00'00" East.
  - 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.
  - 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.
  - The purpose of this Final Plat is to create Lot 2 and dedicate necessary easements onto Lot 1 and Lot 2 for their developments.

FINAL PLAT  
GATES OF PROSPER, PHASE 3  
BLOCK B, LOTS 1 & 2

BEING A FINAL PLAT OF BLOCK B, LOT 2 OF  
GATES OF PROSPER, PHASE 3, BLOCK B, LOTS 2-6  
RECORDED IN VOLUME \_\_\_\_\_, PAGE \_\_\_\_\_  
MAP RECORDS, COLLIN COUNTY, TEXAS

AND A REPLAT OF BLOCK B, LOT 1 OF  
GATES OF PROSPER, PHASE 2, BLOCK B, LOT 1  
RECORDED IN VOLUME 2021, PAGE 92  
MAP RECORDS, COLLIN COUNTY, TEXAS

AN ADDITION TO THE TOWN OF PROSPER

20.166 ACRES SITUATED IN THE  
BEN RENISON SURVEY, ABSTRACT NO. 755, &  
THE JOHN YARNELL SURVEY, ABSTRACT NO. 1038  
TOWN OF PROSPER, COLLIN COUNTY, TEXAS

December - 2023  
CASE # DEVAPP-23-0188

**Kimley»Horn**

6160 Warren Parkway, Suite 210  
Firm # 10193822  
Tel. No. (972) 335-3580  
Fax No. (972) 335-3779

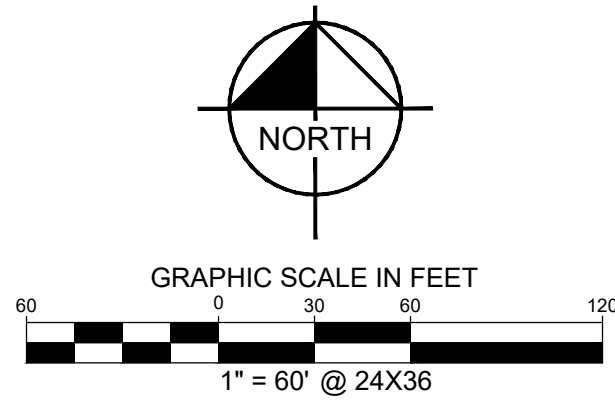
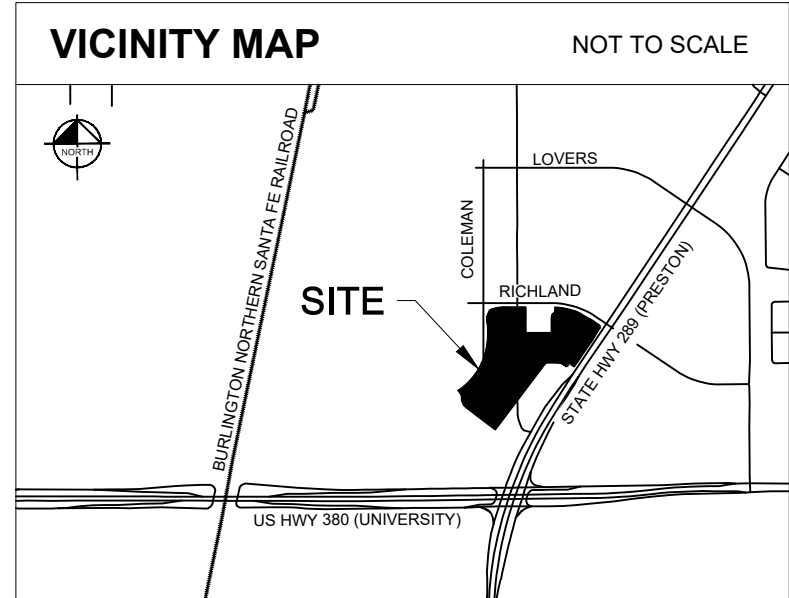
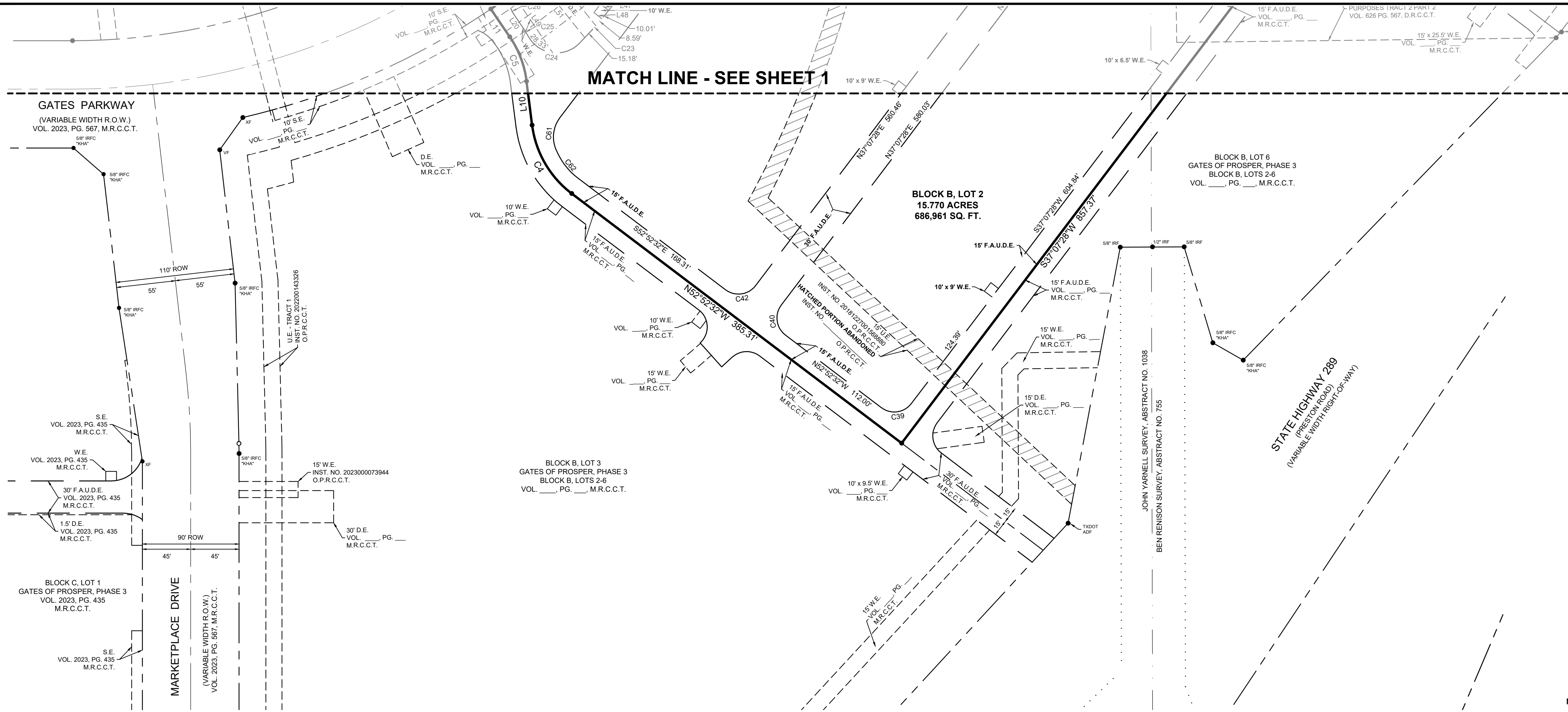
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	JMH	KHA	12/15/2023	068109030	1 OF 3

SURVEYOR:  
Kimley-Horn and Associates, Inc.  
5750 Genesis Court, Suite 200  
Frisco, TX 75034  
P (972) 335-3580  
F (972) 335-3779  
Contact: Michael B. Marx, R.P.L.S.

ENGINEER:  
Kimley-Horn and Associates, Inc.  
260 East Davis Street, Suite 100  
Frisco, TX 75063  
P (469) 301-2580  
Contact: Rachel Korus, P.E.

OWNER:  
GOP #2, LLC  
1 Cowboys Way  
Frisco, TX 75063  
Contact: Tom Walker,

OWNER:  
GOP #3, LLC  
1 Cowboys Way  
Frisco, TX 75063  
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NOTES:

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AND A REPLAT OF BLOCK B, LOT 1 OF  
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RECORDED IN VOLUME 2021, PAGE 92  
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THE JOHN YARNELL SURVEY, ABSTRACT NO. 1038  
TOWN OF PROSPER, COLLIN COUNTY, TEXAS

December - 2023  
CASE # DEVAPP-23-0188

**Kimley»Horn**

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

Scale 1" = 60' Drawn by JMH Checked by KHA Date 12/15/2023 Project No. 068109030 Sheet No. 2 OF 3

SURVEYOR:  
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Contact: Tom Walker,

OWNER:  
GOP #3, LLC  
1 Cowboys Way  
Frisco, TX 75063  
Contact: Tom Walker,

OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF COLLIN §

WHEREAS, **GOP #2, LLC, and GOP #3, LLC,** a tract of land situated in the Ben Renison Survey, Abstract No. 755, and the John Yarnell Survey, Abstract No. 1038, Town of Prosper, Collin County, Texas, and being all of Block B, Lot 1, Gates of Prosper, Phase 2, Block B, Lot 1, an addition to the Town of Prosper, as recorded in Volume 2021, Page 92, Map Records, Collin County, Texas, and being all of Block B, Lot 2, Gates of Prosper, Phase 3, Block B, Lots 2-6, as recorded in Volume \_\_\_\_, Page \_\_\_\_, said Map Records, and being more particularly described by metes and bounds as follows;

**BEGINNING** at a 5/8-inch iron rod with red plastic cap stamped "KHA" found for the north corner of a corner clip at the intersection of the southerly right-of-way line of Richland Boulevard (variable width right-of-way)(Volume 2019, Page 252, said Map Records) and the northwesterly right-of-way line of State Highway 289 (also known as Preston Road)(variable width right-of-way);

**THENCE** South 10°12'16" East, along said corner clip, a distance of 21.16 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for the south corner of said corner clip;

**THENCE** departing said corner clip and along the common line of said Lot 1 and said Preston Road the following courses and distances:

South 33°38'35" West, a distance of 51.08 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;

South 30°46'46" West, a distance of 100.13 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;

South 35°32'53" West, a distance of 85.20 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;

South 33°56'57" West, a distance of 199.89 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;

South 37°09'28" West, a distance of 51.97 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for the east common corner of said Block B, Lot 1, and Block B, Lot 5, said Gates of Prosper, Phase 3, Block B, Lots 2-6;

**THENCE** North 52°46'40" West, departing the northwesterly right-of-way line of said Preston Road and along the common line of said Lots 1 and 5, a distance of 64.55 feet to an "X" cut in concrete found for corner;

**THENCE** North 90°00'00" West, continuing along said common line, a distance of 0.31 feet to the easternmost corner of the aforementioned Lot 2;

**THENCE** departing the southerly line of said Lot 1 and along the common line of said Lots 2 and 5 the following courses and distances:

South 33°48'04" West, a distance of 35.21 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found at the beginning of a tangent curve to the right with a radius of 138.00 feet, a central angle of 03°21'24", and a chord bearing and distance of South 35°28'46" West, 8.08 feet;

In a southerly direction, with said tangent curve to the right, an arc distance of 8.08 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;

South 37°09'28" West, a distance of 4.88 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;

North 52°50'32" West, a distance of 24.95 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found at the beginning of a tangent curve to the left with a radius of 135.00 feet, a central angle of 37°09'28", and a chord bearing and distance of North 71°25'16" West, 86.02 feet;

In a westerly direction, with said tangent curve to the left, an arc distance of 87.55 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;

South 90°00'00" West, a distance of 94.43 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found at the beginning of a tangent curve to the left with a radius of 35.00 feet, a central angle of 52°52'32", and a chord bearing and distance of South 63°33'44" West, 31.17 feet;

In a westerly direction, with said tangent curve to the left, an arc distance of 32.30 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;

South 37°07'28" West, passing at a distance of 182.54 feet the north common corner of said Lot 5 and Block B, Lot 6, said Gates of Prosper, Phase 3, Block B, Lots 2-6, and continuing along the same course and along the common line of said Lots 2 and 6, for a total distance of 857.37 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for the southernmost common corner of said Lots 2 and 6, same being on the northeasterly line of Block B, Lot 3, said Gates of Prosper, Phase 3, Block B, Lots 2-6;

**THENCE** along the common line of said Lots 2 and 3 the following courses and distances:

North 52°52'32" West, a distance of 385.31 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found at the beginning of a tangent curve to the right with a radius of 95.00 feet, a central angle of 45°37'31", and a chord bearing and distance of North 30°03'46" West, 73.67 feet;

In a northerly direction, with said tangent curve to the right, an arc distance of 75.65 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;

North 07°15'01" West, a distance of 41.30 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found at the beginning of a tangent curve to the left with a radius of 95.00 feet, a central angle of 26°52'15", and a chord bearing and distance of North 20°41'08" West, 44.15 feet;

In a northerly direction, with said tangent curve to the left, an arc distance of 44.55 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;

North 34°07'16" West, a distance of 31.29 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for the northernmost common corner of said Lots 2 and 3, same being on the southeasterly right-of-way line of Gates Parkway (variable width public right-of-way)(Volume 2023, Page 567, said Map Records), same also being at the beginning of a non-tangent curve to the left with a radius of 695.00 feet, a central angle of 55°54'13", and a chord bearing and distance of North 27°57'06" East, 651.53 feet;

**THENCE** along the common line of said Lot 2 and said Gates Parkway the following courses and distances:

In a northerly direction, with said non-tangent curve to the left, an arc distance of 678.11 feet to a point for corner;

North 00°00'00" East, a distance of 67.89 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found at the beginning of a tangent curve to the left with a radius of 546.00 feet, a central angle of 06°58'57", and a chord bearing and distance of North 03°29'29" West, 66.50 feet;

In a northerly direction, with said tangent curve to the left, an arc distance of 66.54 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;

North 06°58'57" West, a distance of 35.50 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found at the beginning of a tangent curve to the right with a radius of 83.00 feet, a central angle of 35°41'21", and a chord bearing and distance of North 10°51'43" East, 50.87 feet;

In a northerly direction, with said tangent curve to the right, an arc distance of 51.70 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for the south corner of a corner clip at the intersection of the easterly right-of-way line of said Gates Parkway and the southerly right-of-way line of the aforementioned Richland Boulevard;

**THENCE** North 28°42'24" East, along said corner clip, a distance of 36.82 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for the north corner of said corner clip, same being at the beginning of a tangent curve to the right with a radius of 38.00 feet, a central angle of 39°59'13", and a chord bearing and distance of North 48°42'00" East, 25.99 feet;

**THENCE** along the common line of said Lot 2 and said Richland Boulevard the following courses and distances:

In an easterly direction, with said tangent curve to the right, an arc distance of 26.52 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found at the beginning of a compound curve to the right with a radius of 338.00 feet, a central angle of 21°18'24", and a chord bearing and distance of North 79°20'48" East, 124.97 feet;

In an easterly direction, with said compound curve to the right, an arc distance of 125.69 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;

North 90°00'00" East, a distance of 232.76 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for the north common corner of said Lot 2 and Block B, Lot 4, said Gates of Prosper, Phase 3, Block B, Lots 2-6;

**THENCE** South 00°00'00" East, departing the southerly right-of-way line of said Richland Boulevard and along the common line of said Lots 2 and 4, a distance of 264.33 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for the southwest corner of said Lot 4;

**THENCE** North 90°00'00" East, continuing along said common line, a distance of 272.06 feet to an "X" cut in concrete found for the south common corner of said Lot 4 and the aforementioned Lot 1;

**THENCE** departing the northerly line of said Lot 2 and along the common line of said Lots 1 and 4 the following courses and distances:

North 00°00'00" West, a distance of 166.26 feet to an "X" cut in concrete found at the beginning of a tangent curve to the right with a radius of 42.00 feet, a central angle of 55°18'01", and a chord bearing and distance of North 27°39'00" East, 38.98 feet;

In a northerly direction, with said tangent curve to the right, an arc distance of 40.54 feet to an "X" cut in concrete found at the beginning of a reverse curve to the left with a radius of 42.00 feet, a central angle of 54°54'16", and a chord bearing and distance of North 27°50'53" East, 38.73 feet;

In a northerly direction, with said reverse curve to the left, an arc distance of 40.25 feet to an "X" cut in concrete found for corner;

North 00°00'00" East, a distance of 27.94 feet to an "X" cut in concrete found for the north common corner of said Lots 1 and 4, same being on the southerly right-of-way line of the aforementioned Richland Boulevard, same also being at the beginning of a non-tangent curve to the right with a radius of 805.00 feet, a central angle of 16°38'12", and a chord bearing and distance of South 78°21'02" East, 232.92 feet;

**THENCE** along the common line of said Lot 1 and said Richland Boulevard the following courses and distances:

In an easterly direction, with said non-tangent curve to the right, an arc distance of 233.74 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;

South 60°51'32" East, a distance of 150.00 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found at the beginning of a non-tangent curve to the right with a radius of 795.00 feet, a central angle of 03°27'25", and a chord bearing and distance of South 57°34'08" East, 47.96 feet;

In an easterly direction, with said non-tangent curve to the right, an arc distance of 47.97 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;

South 55°50'25" East, a distance of 77.03 feet to the **POINT OF BEGINNING** and containing 878,437 square feet or 20.166 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT **WHEREAS, GOP #2, LLC, and GOP #3, LLC,** acting herein by and through its duly authorized officer, does hereby certify and adopt this final plat designating the herein above described property as **GATES OF PROSPER, PHASE 3, BLOCK B, LOTS 1 & 2** , an addition to the Town of Prosper, and does hereby dedicate to the public use forever, the streets and alleys shown thereon. **GOP #2, LLC, and GOP #3, LLC,** do herein 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 \_\_\_\_\_, 2023.

BY: **GOP #2, LLC**

BY:

Authorized Signature

Tom Walker, CFO

Printed Name and Title

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 Tom 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 \_\_\_\_\_, 2023.

Notary Public, State of Texas

BY: **GOP #3, LLC**

BY:

Authorized Signature

Tom Walker, CFO

Printed Name and Title

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 Tom 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 \_\_\_\_\_, 2023.

Notary Public, State of Texas

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, fenced 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.

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 us 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.

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 successor 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.

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.

SURVEYOR:

Kimley-Horn and Associates, Inc.  
5750 Genesis Court, Suite 200  
Frisco, TX 75034  
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1 Cowboys Way  
Frisco, TX 75063  
Contact: Tom Walker,

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 \_\_\_\_\_, 2023.

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

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 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 \_\_\_\_\_, 2023.

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

FINAL PLAT  
GATES OF PROSPER, PHASE 3  
BLOCK B, LOTS 1 & 2

BEING A FINAL PLAT OF BLOCK B, LOT 2 OF  
GATES OF PROSPER, PHASE 3, BLOCK B, LOTS 2-6  
RECORDED IN VOLUME \_\_\_\_, PAGE \_\_\_\_  
MAP RECORDS, COLLIN COUNTY, TEXAS

AND A REPLAT OF BLOCK B, LOT 1 OF  
GATES OF PROSPER, PHASE 2, BLOCK B, LOT 1  
RECORDED IN VOLUME 2021, PAGE 92  
MAP RECORDS, COLLIN COUNTY, TEXAS

AN ADDITION TO THE TOWN OF PROSPER

20.166 ACRES SITUATED IN THE  
BEN RENISON SURVEY, ABSTRACT NO. 755, &  
THE JOHN YARNELL SURVEY, ABSTRACT NO. 1038  
TOWN OF PROSPER, COLLIN COUNTY, TEXAS

December - 2023  
CASE # DEVAPP-23-0188

Kimley»Horn

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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	JMH	KHA	12/15/2023	068109030	3 OF 3