



**L. NETHERLY SURVEY  
ABSTRACT No. 962**  
**BLOCK A, LOT 10**  
**2.975 ACRES**  
**129,610 SQ. FT.**  
(FOR CONVEYANCE PURPOSES ONLY)

**BLOCK A, LOT 11**  
**3.241 ACRES**  
**141,190 SQ. FT.**

- LEGEND**
- P.O.B. = POINT OF BEGINNING
  - IRSC = 5/8" IRON ROD W/ "KHA" CAP SET
  - IRFC = IRON ROD W/ CAP FOUND
  - IPF = IRON PIPE FOUND
  - INST. = INSTRUMENT
  - DOC. = DOCUMENT
  - NO. = NUMBER
  - VOL. = VOLUME
  - PG. = PAGE
  - D.R.D.C.T. = DEED RECORDS, DENTON COUNTY, TEXAS
  - O.R.D.C.T. = OFFICIAL RECORDS, DENTON COUNTY, TEXAS
  - R.P.R.D.C.T. = REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS
  - P.R.D.C.T. = PLAT RECORD, DENTON COUNTY, TEXAS
  - O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS

**REVISED CONVEYANCE PLAT  
PROSPER CENTER  
BLOCK A, LOT 10  
AND  
FINAL PLAT  
PROSPER CENTER  
BLOCK A, LOT 11**

6.217 ACRES

L. NETHERLY SURVEY, ABSTRACT NO. 962  
TOWN OF PROSPER, DENTON COUNTY, TEXAS  
CASE NO. DEVAPP-25-0068

NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	S25°27'58"W	1.63	L22	N57°05'33"W	7.66
L2	N84°32'02"W	8.98	L23	S32°54'27"W	5.00
L3	N25°27'58"E	10.00	L24	N57°05'33"W	6.14
L4	S64°32'02"E	8.98	L25	S32°54'27"W	10.00
L5	N25°27'58"E	50.60	L26	S57°05'33"E	5.96
L6	N64°32'02"W	12.52	L27	N49°23'46"W	6.15
L7	N25°27'58"E	15.00	L28	N40°36'14"E	10.00
L8	S25°27'58"W	60.98	L29	S49°23'46"E	12.00
L9	N21°39'21"E	53.28	L30	N44°36'46"W	10.17
L10	N17°50'01"E	24.62	L31	N45°23'14"E	12.50
L11	S72°04'59"E	20.00	L32	S44°36'46"E	9.08
L12	S17°50'01"W	18.76	L33	N49°23'46"W	12.17
L13	S21°39'21"W	45.37	L34	N40°36'14"E	5.00
L14	N64°31'56"W	11.02	L35	S49°23'46"E	11.60
L15	S68°21'05"E	24.00	L36	S21°50'13"W	26.08
L16	S34°08'14"W	2.14	L37	S59°35'11"W	16.83
L17	N39°10'21"E	23.10	L38	S60°01'23"W	39.59
L18	N40°42'57"E	0.83	L39	N38°15'31"E	18.60
L19	N25°27'58"E	10.00	L40	N49°34'02"E	14.78
L20	S64°32'02"E	10.00	L41	N40°40'46"E	14.58
L21	S25°27'58"W	10.00	L42	N40°03'09"E	18.92

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	33°48'51"	30.00'	17.70'	N51°02'39"E	17.45'
C2	98°40'16"	30.00'	51.66'	N15°11'54"W	45.51'
C3	81°19'44"	30.00'	42.58'	N74°48'06"E	39.10'
C4	5°02'07"	54.00'	4.75'	S36°39'17"W	4.74'
C5	96°28'00"	30.00'	50.51'	S82°22'14"W	44.75'
C6	91°23'58"	30.00'	47.86'	S11°33'45"E	42.94'
C7	82°08'01"	30.00'	43.01'	N61°40'15"E	39.42'
C8	81°32'35"	30.00'	42.70'	N81°57'58"E	39.18'
C9	162°14'44"	30.00'	84.95'	S41°36'54"W	59.28'
C10	7°54'31"	158.73'	21.91'	S45°09'19"W	21.89'
C11	7°57'57"	270.10'	37.55'	N42°38'36"E	37.52'
C12	5°25'10"	264.46'	25.02'	S20°28'04"W	25.01'
C13	32°38'16"	91.77'	52.28'	S37°18'12"W	51.57'

- 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 south line of Prosper Center Block B, Lot 1R and 2 as recorded in Doc. No. 2016-241 P.R.D.C.T.
  - 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.
  - 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 interest thereon defined. No building permit shall be issued nor permanent public utility service provided until a Final Plat is approved and public improvements approved in accordance with the provisions of the Subdivision Ordinance of the Town of Prosper.
  - No floodplain exists on this site.
  - According to Map No. 48121C0430G, dated April 18, 2011 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 within Zone "X-Unshaded", which is not a special flood hazard area. If this site is not 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 Revised Conveyance Plat and this Final Plat is to dedicate necessary easements for the development of Lots 10 and 11.

# 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" = 50'	SG	KHA	Feb. 2026	067252018	1 OF 2

**OWNER:**  
Legacy Prairie SE LLC  
2720 Wood Vale Dr.  
Prosper, Texas 75078  
Ph: (972) 310-2265  
Contact: rycrans@gmail.com

**OWNER:**  
Prosper Villages at Legacy LLC  
10950 Research Road  
Frisco, Texas 75033  
Ph: (214) 387-3993  
Contact: Clint Richardson

**ENGINEER:**  
Kimley-Horn and Associates, Inc.  
2600 N Central Expressway, Ste. 400  
Richardson, Texas 75080  
Ph: (972) 770-1300  
Contact: Shay.Huffman@Kimley-Horn.com

D:\WORK\2025\10-19-25\PROSPER CENTER BLOCK A LOT 10 & 11\COMBO RCP.DWG PLOTTED BY: GUMAWAN, SYLVANA 2/26/26 10:58 AM LAST SAVED: 2/26/26 10:57 AM

**OWNER'S CERTIFICATE**

STATE OF TEXAS §

COUNTY OF DENTON §

WHEREAS, PROSPER VILLAGES AT LEGACY LLC AND LEGACY PRAIRIE SE LLC are the owners of a tract of land situated in the L. Netherly Survey, Abstract No. 962, Town of Prosper, Denton County, Texas, and being all of Lot 10, Block A of Prosper Center, Block A, Lots 5, 9 and 10, according to the plat thereof recorded in Document No. 2019-454 of the Plat Records of Denton County, Texas, and being more particularly described as follows:

**BEGINNING** at a 5/8 inch iron rod with plastic cap stamped "KHA" found for the westerly southeast corner of said Lot 11, common to the west end of a corner clip at the intersection of the northwesterly right of way line of Legacy Drive, a variable width right of way, with the northerly right of way line of Prairie Drive, a variable width right of way;

**THENCE** North 49°23'46" West, along the southwesterly line of said Lot 11 and the northeasterly right of way line of said Prairie Drive, a distance of 125.69 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for corner;

**THENCE** North 57°15'44" West, continuing along the southwesterly line of said Lot 11 and the northeasterly right of way line of said Prairie Drive, a distance of 156.03 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found at the beginning of a non-tangent curve to the left with a radius of 1,376.86 feet, a central angle of 23°52'04", and a chord bearing and distance of North 68°41'36" West, 569.42 feet;

**THENCE** in a northwesterly direction continuing along the southwesterly line of said Lot 11 and the northeasterly right of way line of said Prairie Drive, passing en route the common southerly corner of said Lot 11 and said Lot 10, and continuing along the same course and along the southerly line of said Lot 10 and with said non-tangent curve to the left, for a total arc distance of 573.56 feet to an "X" cut in concrete found for the southwest corner of said Lot 10, common to the southeast corner of the Parks at Legacy, Phase One, according to the plat thereof recorded in Document No. 2015-283 of the Plat Records of Denton County, Texas;

**THENCE** North 21°33'26" East, departing the northeasterly right of way line of said Prairie Drive, along the westerly line of said Lot 10 and the easterly line of said the Parks at Legacy, Phase One, a distance of 340.17 feet to an "X" cut in concrete found for the northwest corner of said Lot 10, common the southwest corner of Parks at Legacy, Phase IV, according to the plat thereof recorded in Document No. 2020-178 of the Plat Records of Denton County, Texas;

**THENCE** South 68°26'23" East, departing the easterly line of said the Parks at Legacy, Phase One, along the northeasterly line of said Lot 10, the northeasterly line of said Lot 11 and the southwesterly line of said Parks at Legacy, Phase IV, a distance of 592.10 feet to the northerly northeast corner of said Lot 11, common to the westerly southeast corner of said Parks at Legacy, Phase IV, being on the northwesterly line of Lot 9, Block A of Prosper Center, Block A, Lot 9, according to the plat thereof recorded in Document No. 2021-109 of the Plat Records of Denton County, Texas;

**THENCE** South 40°36'14" West, along the southeasterly line of said Lot 11 and the northwesterly line of said Lot 9, a distance of 60.21 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for an interior ell corner of said Lot 11, common to the westerly corner of said Lot 9;

**THENCE** South 49°23'46" East, along the northeasterly line of said Lot 11 and the southwesterly line of said Lot 9, a distance of 396.28 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for the easterly northeast corner of said Lot 11, common to the southeast corner of said Lot 9, same being on the northwesterly right of way line of aforesaid Legacy Drive;

**THENCE** South 44°24'25" West, along the southeasterly line of said Lot 11 and the northwesterly right of way line of said Legacy Drive, a distance of 34.40 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for corner;

**THENCE** South 40°36'14" West, continuing along the southeasterly line of said Lot 11 and the northwesterly right of way line of said Legacy Drive, a distance of 185.67 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the easterly southeast corner of said Lot 11, common to the east end of aforesaid corner clip;

**THENCE** South 85°36'14" West, departing the northwesterly right of way line of said Legacy Drive and along the southerly line of said Lot 11, a distance of 35.36 feet to the **POINT OF BEGINNING** and containing 6.217 acres (270,800 square feet) of land, more or less.

**NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:**

THAT PROSPER VILLAGES AT LEGACY LLC AND LEGACY PRAIRIE SE LLC, acting herein by and through their duly authorized officers, do hereby certify and adopt this plat designating the herein above described property as **REVISED CONVEYANCE PLAT OF PROSPER CENTER, BLOCK A, LOT 10 AND FINAL PLAT OF PROSPER CENTER, BLOCK A, LOT 11**, an addition to the Town of Prosper, and do hereby dedicate to the public use forever, the streets and alleys shown thereon.

PROSPER VILLAGES AT LEGACY LLC AND LEGACY PRAIRIE SE LLC, 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.

**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.

**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, 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.

**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.

**DRAINAGE AND DETENTION EASEMENT**

This plat is hereby adopted by the Owners and approved by the Town of Prosper (Called "Town") subject to the following conditions which shall be binding upon the Owners, their heirs, grantees, successors and assigns: The Portion of Block A, as shown on the plat is called "Drainage and Detention Easement". The Drainage and Detention Easement within the limits of this addition, will remain accessible at all times and will be maintained in a safe and sanitary condition by the owners of the lot or lots that are traversed by or adjacent to the Drainage and Detention Easement. The Town will not be responsible for the maintenance and operation of said Easement or for any damage to private property or person that results from conditions in the Easement, or for the control of erosion. No construction of any type of building, fence or any other structure within the Drainage and Detention Easement, as herein above defined shall be permitted, unless approved by the Town Engineer. Provided, however, it is understood that in the event it becomes necessary for the Town to erect or consider erecting any type of drainage structure in order to improve the storm drainage that may be occasions by drainage in or adjacent to the subdivision, then in such event, the Town shall have the right to enter upon the Drainage and Detention Easement at any point, or points, to investigate, survey or to erect, construct and maintain any drainage facility deemed necessary for drainage purposes. Each property owner shall jeep the Drainage and Detention Easement clean and free of debris, silt, and any substance which would result in unsanitary conditions or obstruct the flow of water, and the Town shall have the right or ingress and egress for the purpose of inspection and supervision of maintenance work by the property owner to alleviate any undesirable conditions which may occur. The Town shall not be held liable for any damages of any nature resulting from the failure of any structure of structures, within the Easement.

WITNESS, my hand, this the \_\_\_\_\_ day of \_\_\_\_\_, 2026.

BY: PROSPER VILLAGES AT LEGACY LLC, a Texas limited liability company

By: \_\_\_\_\_  
Craig Curry, Manager  
\_\_\_\_\_  
Printed Name

STATE OF TEXAS §  
COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this personally appeared Craig Curry, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he/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 \_\_\_\_\_ day of \_\_\_\_\_, 2026.

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

WITNESS, my hand, this the \_\_\_\_\_ day of \_\_\_\_\_, 2026.

BY: LEGACY PRAIRIE SE LLC, a Texas limited liability company

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

STATE OF TEXAS §  
COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this personally appeared Craig Curry, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he/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 \_\_\_\_\_ day of \_\_\_\_\_, 2026.

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

**SURVEYOR'S CERTIFICATE**

Known 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 Regulation of the Town of Prosper, Texas.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
SYLVIANA GUNAWAN  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 6461  
6160 WARREN PARKWAY, SUITE 210  
FRISCO, TEXAS 75034  
PH: 972-335-3580  
sylviana.gunawan@kimley-horn.com

**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 \_\_\_\_\_ day of \_\_\_\_\_, 2026.

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

**CERTIFICATE OF APPROVAL**

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2026 by the Planning & Zoning Commission of the Town of Prosper, Texas.

\_\_\_\_\_  
Town Secretary

\_\_\_\_\_  
Engineering Department

\_\_\_\_\_  
Development Services Department

**REVISED CONVEYANCE PLAT  
PROSPER CENTER  
BLOCK A, LOT 10  
AND  
FINAL PLAT  
PROSPER CENTER  
BLOCK A, LOT 11**

6.217 ACRES

L. NETHERLY SURVEY, ABSTRACT NO. 962  
TOWN OF PROSPER, DENTON COUNTY, TEXAS  
CASE NO. DEVAPP-25-0068

		6160 Warren Parkway, Suite 210 Frisco, Texas 75034		Tel. No. (972) 335-3580 FIRM # 10193822	
		Scale N/A	Drawn by SG	Checked by KHA	Date Feb. 2026
<b>OWNER:</b> Legacy Prairie SE LLC 2720 Wood Vale Dr. Prosper, Texas 75078 Ph: (972) 310-2265 Contact: rycbrans@gmail.com			<b>OWNER:</b> Prosper Villages at Legacy LLC 10950 Research Road Frisco, Texas 75033 Ph: (214) 387-3993 Contact: Clint Richardson		

**ENGINEER:**  
Kimley-Horn and Associates, Inc.  
2600 N Central Expressway, Ste. 400  
Richardson, Texas 75080  
Ph: (972) 770-1300  
Contact: Shay.Huffman@Kimley-Horn.com