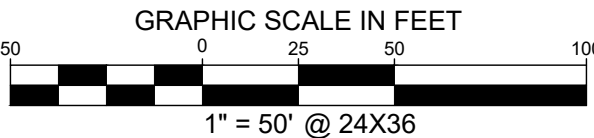
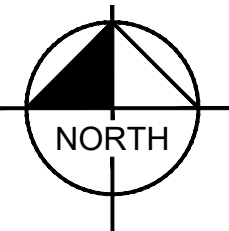
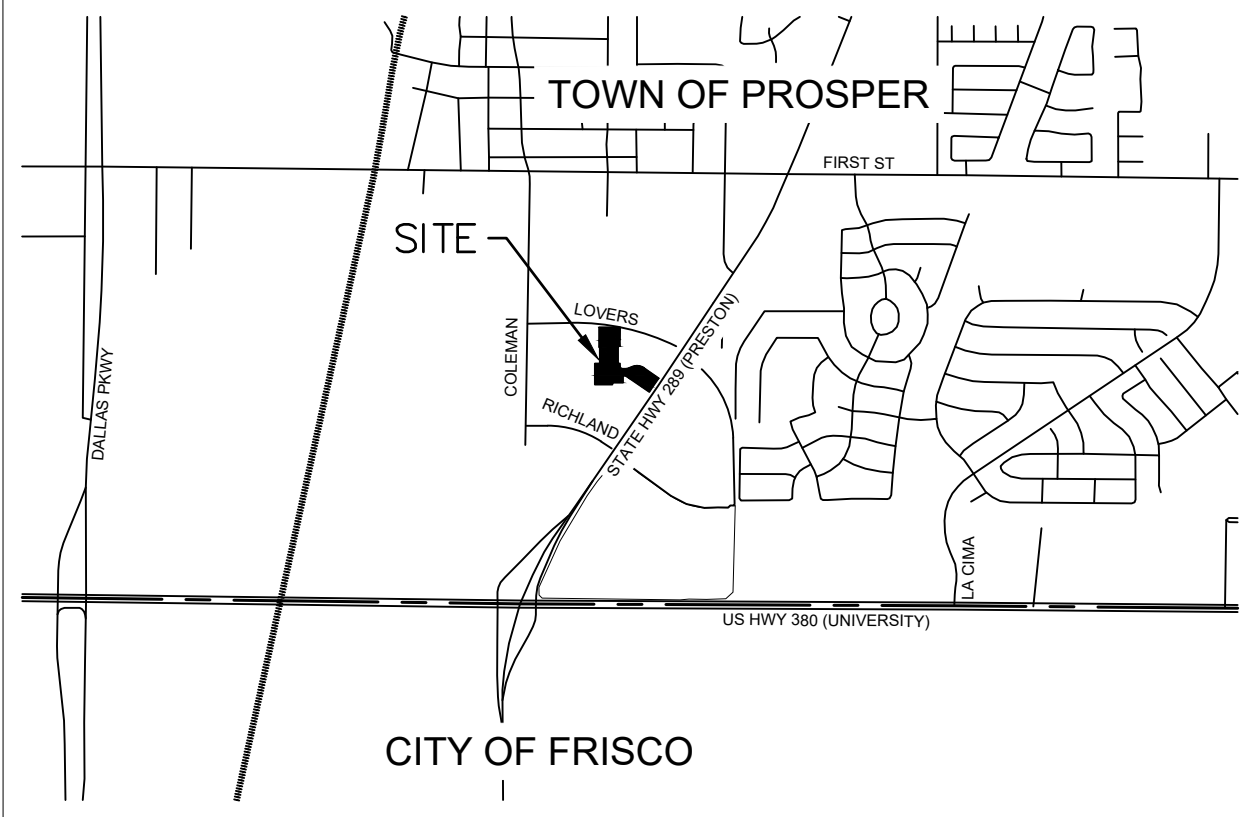


TRACT SEVEN
(CALLED 123.850 ACRES)
289 (PRESTON) & 380, L.P.
INST NO. 20190118000611520
O.P.R.C.C.T.

COLLIN COUNTY SCHOOL NO.
12 SURVEY, ABST. NO. 147



VICINITY MAP



CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	90°00'00"	35.00'	54.98'	S45°00'00"E	49.50'
C2	22°10'49"	165.00'	63.87'	N78°54'36"E	63.48'
C3	56°37'14"	165.00'	163.06'	S83°52'12"E	156.50'
C5	91°58'48"	30.03'	48.21'	N78°25'32"E	43.20'

LINE TABLE		
NO.	BEARING	LENGTH
L2	S06°12'32"W	20.00'
L3	S00°28'57"E	72.56'
L4	N90°00'00"E	32.22'
L5	N67°49'11"E	41.46'
L6	S90°00'00"W	37.58'
L7	S00°00'00"E	25.50'
L8	N34°26'25"E	19.53'
L9	N69°39'11"E	27.44'
L10	S34°26'25"W	13.22'
L11	S55°33'35"E	11.50'
L12	N34°26'25"E	18.29'
L13	S10°31'54"E	42.76'
L14	S10°31'54"E	43.03'
L15	S55°33'35"E	18.44'
L16	S60°00'00"W	15.00'
L17	N30°00'00"W	7.26'

LEGEND

BOUNDARY LINE	
EASEMENT LINE	
PROPERTY LINE	
IRF IRON ROD FOUND	
IRFC IRON ROD FOUND WITH CAP	
IRSC IRON ROD SET WITH CAP	
NTS NOT TO SCALE	
ICM CONTROLING MONUMENT	
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	
FND FOUND	
R.O.W. RIGHT OF WAY	
W.E. WATER EASEMENT	
S.S.E. SANITARY SEWER EASEMENT	
D.U.E. DRAINAGE AND UTILITY EASEMENT	
F.A.U.D.E. FIRELANE, ACCESS, UTILITY AND DRAINAGE EASEMENT	
F.A.E. FIRELANE & ACCESS EASEMENT	
E.E. ELECTRIC EASEMENT	
L.P.A.E. LANDSCAPE AND PEDESTRIAN ACCESS EASEMENT	
H.B.T.E. HIKER & BIKE TRAIL EASEMENT	
VOL. VOLUME	
PG. PAGE	
INST. NO. INSTRUMENT NO.	
D.E. DRAINAGE EASEMENT	
A.U.D.E. ACCESS, UTILITY AND DRAINAGE 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.
- The purpose of this Replat is to move the common boundary line of Block A, Lot 13 and Block A, Lot 4.
- 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.

REPLAT
GATES OF PROSPER, PHASE 2
BLOCK A, LOTS 4R AND 13R

AN ADDITION TO THE TOWN OF PROSPER

7.354 ACRES

SITUATED IN THE
COLLIN COUNTY SCHOOL LAND SURVEY,
ABSTRACT NO. 147 AND THE BEN RENISON
SURVEY, ABSTRACT NO. 755
TOWN OF PROSPER, COLLIN COUNTY, TEXAS

MAY 2023
CASE #DEVAPP-23-0115

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'	MBM	KHA	5/22/2023	068295100	1 OF 2

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

ENGINEER:
Triangle Engineering LLC
1782 W. McDermott Drive
Allen, TX 75013
P (496) 331-8566
Contact: Kevin Patel, P.E.

OWNER:
GOP #2 LLC
1 Cowboys Way
Frisco, TX 75063
P (972) 497-4367
Contact: Nic Link

OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF COLLIN §

WHEREAS, **GOP #2 LLC**, is the owner a tract of land situated in the Collin County School Land No. 12 Survey, Abstract No. 147, the Ben Renison Survey, Abstract No. 755, Town of Prosper, Collin County, Texas, and being all of Block A, Lot 4 and Block A, Lot 13 Gates of Prosper, Phase 2, Block A, Lots 1-14, an Addition to the Town of Prosper, according to the Final Plat, recorded in Volume 2020, Page 560 of the Map Records of Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a "X" cut set for the northeast corner of said Block A, Lot 13, common to the northwest corner of Block A, Lot 14 as described in Gates of Prosper, Phase 2, Block A, Lots 2,3, & 14, an Addition to the Town of Prosper, according to the Replat, recorded in Volume 2021, Page 94 of the Map Records of Collin County, Texas, same being on the southerly right of way line of Lovers Lane, a variable width right of way, as dedicated in the Gates of Prosper, Phase 2, Block A, Lot 1, an Addition to the Town of Prosper, according to the Conveyance Plat, recorded in Volume 2019, Page 252, of the Map Records of Collin County, Texas;

THENCE departing the southerly right of way line of said Lovers Lane, and along the common boundary line of said Block A, Lot 12 and Block A, Lot 14, the following:

- South 00°43'20" West, a distance of 162.02 feet to a "X" cut set for corner;
- South 06°12'32" West, a distance of 20.00 feet to a "X" cut set for corner;
- South 00°28'57" East, a distance of 72.56 feet to a "X" cut set for corner;
- South 89°59'54" West, a distance of 25.13 feet to a "X" cut set for corner;
- South 00°00'37" East, a distance of 235.55 feet to a "X" cut set for corner;
- North 90°00'00" East, a distance of 26.70 feet to a "X" cut set for corner;
- South 00°00'00" West, a distance of 36.74 feet to a "X" cut set at the beginning of a tangent curve to the left with a radius of 35.00 feet, a central angle of 90°00'00", and a chord bearing and distance of South 45°00'00" East, 49.50 feet;
- In an easterly direction, with said tangent curve to the left, an arc distance of 54.98 feet to a "X" cut set for corner;

THENCE North 90°00'00" East, continuing along said common boundary line, a distance of 5.50 feet to a "X" cut found for the southerly most northeast corner of said Block A, Lot 13, common to the northwest corner of said Block A, Lot 4, and along the common boundary line of said Block A, Lot 14 and said Block A, Lot 4, for a total distance of 32.22 feet to a "X" cut set at the beginning of a tangent curve to the left with a radius of 165.00 feet, a central angle of 22°10'49", and a chord bearing and distance of North 78°54'36" East, 63.48 feet;

THENCE continuing along said common boundary line of said Block A, Lot 14 and said Block A, Lot 4, the following:

- In an easterly direction, with said tangent curve to the left, an arc distance of 63.87 feet to a "X" cut set for corner;
- North 67°49'11" East, a distance of 41.46 feet to a "X" cut set at the beginning of a tangent curve to the right with a radius of 165.00 feet, a central angle of 56°37'14", and a chord bearing and distance of South 83°52'12" East, 156.50 feet;

THENCE continuing along said common boundary line, a distance of 56.44 feet to a "X" cut found for the southeast corner of said Block A, Lot 14, common to the south west corner of Block A, Lot 3 as described in said replat, and along the common boundary line of said Block A, Lot 4 and said Block A, Lot 3, and in an easterly direction, with said tangent curve to the right, a total arc distance of 163.06 feet to a "X" cut set for corner;

THENCE South 55°33'35" East, continuing along the common boundary line of said Block A, Lot 4 and Block A, Lot 3, a distance of 243.75 feet monument found for the southeast corner of said Block A, Lot 3, common to the northeast corner of said Block A, Lot 4, same being on the westerly right-of-way line of State Highway 289 (Preston Road), as dedicated in a Deed to the State of Texas, recorded in Instrument No. 20110818000872270 of the Official Public Records of Collin County, Texas;

THENCE South 35°04'16" West, along the easterly line of said Block A, Lot 4 and the westerly right of way line of said State Highway 289, a distance of 143.15 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE South 33°38'20" West, continuing along the easterly line of said Block A, Lot 4 and the westerly right of way line of said State Highway 289, a distance of 80.57 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the southeast corner of said Block A, Lot 4, common to the northeast corner of Block A, Lot 5, as described in said Final Plat;

THENCE departing the westerly right of way line of said State Highway 289, and along the common boundary line of said Block A, Lot 5, Block A, Lot 4, and Block A, Lot 13, the following:

- North 55°33'35" West, a distance of 305.66 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;
- South 34°26'25" West, a distance of 1.30 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;
- North 55°33'35" West, a distance of 80.94 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;
- South 90°00'00" West, a distance of 37.58 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for the southwest corner of said Block A, Lot 4;
- South 00°00'00" East, a distance of 93.38 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for the northerly most southeast corner of said Block A, Lot 13;
- North 90°00'00" West, a distance of 143.50 feet to a "X" cut set for corner;
- South 00°00'00" East, a distance of 25.50 feet to a "X" cut set for southerly most southeast corner of said Block A, Lot 13, common to the southwest corner of said Block A, Lot 5, same being on a northerly line of Block A, Lot 1, as described in said Final Plat;

THENCE along the common boundary line of said Block A, Lot 13 and said Block A, Lot 1, the following:

- North 90°00'00" West, a distance of 235.00 feet to a "X" cut set for corner;
- North 00°00'00" East, a distance of 284.00 feet to a monument set for corner;
- North 90°00'00" East, a distance of 67.26 feet to a monument set for corner;
- North 00°00'00" West, a distance of 220.56 feet to a "X" cut set for corner;
- North 90°00'00" West, a distance of 10.00 feet to a "X" cut set for corner;
- North 00°00'00" East, a distance of 269.44 feet to a "X" cut set for the northwest corner of said Block A, Lot 13, same being on the southerly right of way line of said Lovers Lane;

THENCE North 90°00'00" East, along the northerly line of said Block A, Lot 13 and the southerly right of way line of said Lovers Lane, a distance of 282.72 feet to the **POINT OF BEGINNING** and containing 7.354 acres (320,361 square feet) of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT **GOP #2 LLC**, acting herein by and through its duly authorized officer, does hereby certify and adopt this plat designating the herein above described property as **GATES OF PROSPER, PHASE 2, BLOCK A, LOTS 4R AND LOT 13R**, 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**, does 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

Printed Name and 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 _____, 2023.

Notary Public, State of Texas

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.

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 owners 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.

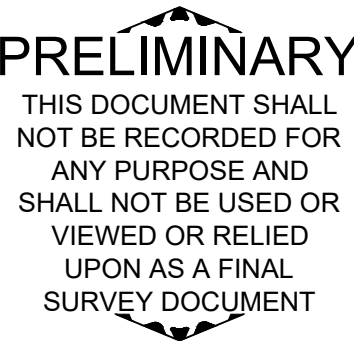
SURVEYOR'S CERTIFICATE

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



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

- _____ Town Secretary
- _____ Engineering Department
- _____ Development Services Department

REPLAT
GATES OF PROSPER, PHASE 2
BLOCK A, LOTS 4R AND 13R

AN ADDITION TO THE TOWN OF PROSPER

7.354 ACRES

SITUATED IN THE
COLLIN COUNTY SCHOOL LAND SURVEY,
ABSTRACT NO. 147 AND THE BEN RENISON
SURVEY, ABSTRACT NO. 755
TOWN OF PROSPER, COLLIN COUNTY, TEXAS

MAY 2023
CASE #DEVAPP-23-0115

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.
-	MBM	KHA	5/22/2023	068295100	2 OF 2

SURVEYOR:
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