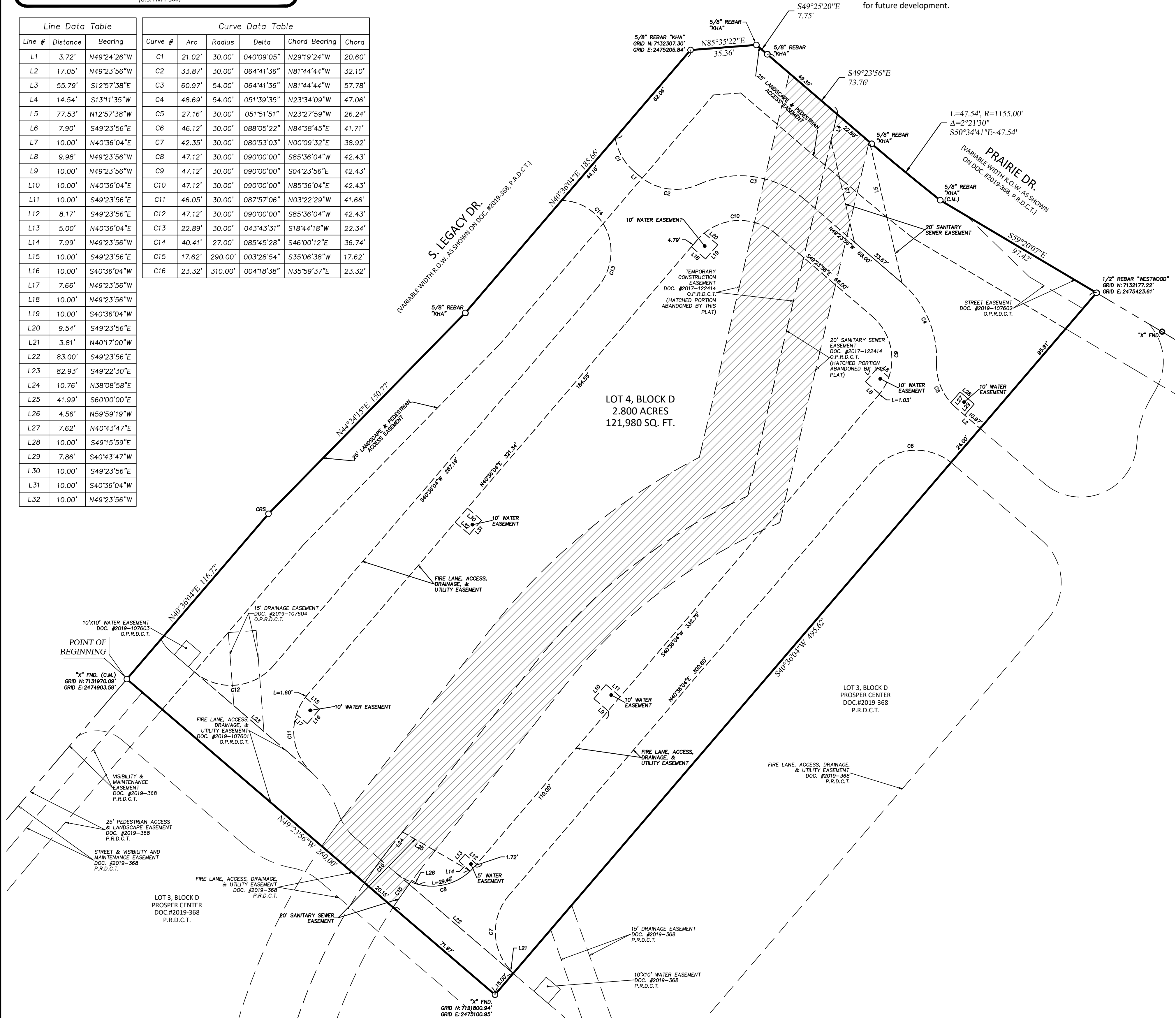


- LEGEND OF ABBREVIATIONS**
- D.R.D.C.T. DEED RECORDS, DENTON COUNTY, TEXAS
 - P.R.D.C.T. PLAT RECORDS, DENTON COUNTY, TEXAS
 - O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS
 - DOC.# DOCUMENT NUMBER
 - C.M. CONTROLLING MONUMENT
 - SQ. FT. SQUARE FEET
 - ROW RIGHT OF WAY
 - CRS CAPPED REBAR SET

| Line Data Table | | | Curve Data Table | | | | |
|-----------------|----------|-------------|------------------|--------|---------|------------|--------------------|
| Line # | Distance | Bearing | Curve # | Arc | Radius | Delta | Chord Bearing |
| L1 | 3.72' | N49°24'26"W | C1 | 21.02' | 30.00' | 040°09'05" | N29°19'24"W 20.60' |
| L2 | 17.05' | N49°23'56"W | C2 | 33.87' | 30.00' | 064°41'36" | N81°44'44"W 32.10' |
| L3 | 55.79' | S12°57'38"E | C3 | 60.97' | 54.00' | 064°41'36" | N81°44'44"W 57.78' |
| L4 | 14.54' | S13°11'35"W | C4 | 48.69' | 54.00' | 051°39'35" | N23°34'09"W 47.06' |
| L5 | 77.53' | N12°57'38"W | C5 | 27.16' | 30.00' | 051°51'51" | N23°27'59"W 26.24' |
| L6 | 7.90' | S49°23'56"E | C6 | 46.12' | 30.00' | 088°05'22" | N84°38'45"E 41.71' |
| L7 | 10.00' | N40°36'04"E | C7 | 42.35' | 30.00' | 080°53'03" | N00°09'32"E 38.92' |
| L8 | 9.98' | N49°23'56"W | C8 | 47.12' | 30.00' | 090°00'00" | S85°36'04"W 42.43' |
| L9 | 10.00' | N49°23'56"W | C9 | 47.12' | 30.00' | 090°00'00" | S04°23'56"E 42.43' |
| L10 | 10.00' | N40°36'04"E | C10 | 47.12' | 30.00' | 090°00'00" | N85°36'04"E 42.43' |
| L11 | 10.00' | S49°23'56"E | C11 | 46.05' | 30.00' | 087°57'06" | N03°22'29"W 41.66' |
| L12 | 8.17' | S49°23'56"E | C12 | 47.12' | 30.00' | 090°00'00" | S85°36'04"W 42.43' |
| L13 | 5.00' | N40°36'04"E | C13 | 22.89' | 30.00' | 043°43'31" | S18°44'18"W 22.34' |
| L14 | 7.99' | N49°23'56"W | C14 | 40.41' | 27.00' | 085°45'28" | S46°00'12"E 36.74' |
| L15 | 10.00' | S49°23'56"E | C15 | 17.62' | 290.00' | 003°28'54" | S35°06'38"W 17.62' |
| L16 | 10.00' | S40°36'04"W | C16 | 23.32' | 310.00' | 004°18'38" | N35°59'37"E 23.32' |
| L17 | 7.66' | N49°23'56"W | | | | | |
| L18 | 10.00' | N49°23'56"W | | | | | |
| L19 | 10.00' | S40°36'04"W | | | | | |
| L20 | 9.54' | S49°23'56"E | | | | | |
| L21 | 3.81' | N40°17'00"W | | | | | |
| L22 | 83.00' | S49°23'56"E | | | | | |
| L23 | 82.93' | S49°22'30"E | | | | | |
| L24 | 10.76' | N38°08'58"E | | | | | |
| L25 | 41.99' | S60°00'00"E | | | | | |
| L26 | 4.56' | N59°59'19"W | | | | | |
| L27 | 7.62' | N40°43'47"E | | | | | |
| L28 | 10.00' | S49°15'59"E | | | | | |
| L29 | 7.86' | S40°43'47"W | | | | | |
| L30 | 10.00' | S49°23'56"E | | | | | |
| L31 | 10.00' | S40°36'04"W | | | | | |
| L32 | 10.00' | N49°23'56"W | | | | | |



SURVEYOR'S NOTES:

- Bearings are based on the State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD '83), distances are surface with a combined scale factor of 1.00015063.
- This property lies within Zone "X" of the Flood Insurance Rate Map for Denton County, Texas and Incorporated Areas, map no. 48121C0430G, with an effective date of April 18, 2011, via scaled map location and graphic plotting.
- Monuments are found unless specifically designated as set.

PLAT NOTES:

- 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.
- The purpose of this plat is to abandon easements and dedicate new easements for future development.

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DENTON §

WHEREAS, LEGACY-PRAIRIE LLC is the owner of a tract of land situated in the L. Netherly Survey, Abstract No. 962, Denton County, Texas and being Lot 4 in Block D of Prosper Center, an addition in the Town of Prosper, Denton County, Texas, according to the plat recorded under Document Number 2018-195, Plat Records, Denton County, Texas, (P.R.D.C.T.), and being more particularly described by metes and bounds as follows (bearings are based on State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983 (NAD '83)):

BEGINNING at an "X" cut found for the westernmost southwest corner of said Lot 4 and the herein described tract;

THENCE with the perimeter and the corners of said Lot 4, the following calls:

- North 40 degrees 36 minutes 04 seconds East, a distance of 116.72 feet to a 1/2 inch rebar with pink cap stamped "BARTON CHAPA" set;
- North 44 degrees 24 minutes 15 seconds East, a distance of 150.77 feet to a 5/8 inch rebar with cap stamped "KHA" found;
- North 40 degrees 36 minutes 04 seconds East, a distance of 185.66 feet to a 5/8 inch rebar with cap stamped "KHA" found;
- North 85 degrees 35 minutes 22 seconds East, a distance of 35.36 feet to a 5/8 inch rebar with cap stamped "KHA" found;
- South 49 degrees 25 minutes 20 seconds East, a distance of 7.75 feet to a 5/8 inch rebar with cap stamped "KHA" found;
- South 49 degrees 23 minutes 56 seconds East, a distance of 73.76 feet to a 5/8 inch rebar with cap stamped "KHA" found for the beginning of a tangent curve to the left with a radius of 1,155.00 feet, having a delta angle of 02 degrees 21 minutes 30 seconds, whose chord bears South 50 degrees 34 minutes 41 seconds East, a distance of 47.54 feet;
- Along said tangent curve to the left, an arch length of 47.54 feet to a 5/8 inch rebar with cap stamped "KHA" found;
- South 59 degrees 20 minutes 07 seconds East, a distance of 97.42 feet to a 1/2 inch rebar with cap stamped "WESTWOOD" found;
- South 40 degrees 36 minutes 04 seconds West, a distance of 495.62 feet to an "X" cut found;
- North 49 degrees 23 minutes 56 seconds West, a distance of 260.00 feet, returning to the **POINT OF BEGINNING** and enclosing 2.800 acres (121,980 square feet) of land, more or less.

NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS:

THAT, LEGACY-PRAIRIE LLC acting herein by and through its duly authorized officers, does hereby certify and adopt this plat designating the herein above described property as **PROSPER CENTER, BLOCK D, LOT 4**, an addition to the Town of Prosper, and does hereby dedicate to the public use forever, the streets and alleys shown thereon. That Legacy-Prairie LLC does hereby 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 building, fences, trees, shrubs, or other improvements or growth 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 the 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 part of any building, 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.

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 food 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 D, 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 if 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 jeeep 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.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the Town of Prosper, Texas.

WITNESS, my hand, this _____ day of _____, 20____.

BY:

Authorized Signature Printed Name and Title

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this 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/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 _____, 20____.

Notary Public, State of Texas

SURVEYOR'S CERTIFICATE

Known All Men By These Presents:

That I, John H. Barton III, 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 _____, 20____.

John H. Barton III, RPLS# 6737

STATE OF TEXAS §
COUNTY OF DENTON §

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/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 _____, 20____.

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

DEVAPP-24-0139
FINAL PLAT
**PROSPER CENTER
BLOCK D, LOT 4**

BEING A REPLAT OF LOT 4, BLOCK D, PROSPER CENTER
ACCORDING TO PLAT RECORDED UNDER DOC. #2018-195, P.R.D.C.T.
2.800 ACRES SITUATED IN THE L. NETHERLY SURVEY, ABSTRACT #962
TOWN OF PROSPER, DENTON COUNTY, TEXAS | PREPARED AUGUST, 2024

ENGINEER/APPLICANT



5200 State Highway 121
Colleyville, TX 76034
Phone: 817-488-4960
Contact: Shawn Waldo

SURVEYOR/PREPARER
BARTON CHAPA SURVEYING, LLC
3601 NE Loop 820, Suite 108
Fort Worth, TX 76137
Phone: 817-864-1957
Contact: Jack Barton

OWNER
LEGACY-PRAIRIE LLC
6653 Simon Avenue
Frisco, TX 75035
Contact: Bhikthavathsala Reddy Gottipolu

JOB NO. 2024.001.346

DRAWN: SMW

CHECKED: JHB

TABLE OF REVISIONS

| DATE | SUMMARY |
|------|---------|
|------|---------|

SHEET:

VO1