

STATE OF TEXAS §  
COUNTY OF COLLIN §

OWNER'S DEDICATION

THAT HUB 380 LP, acting herein by and through its duly authorized officer, does hereby adopt this conveyance plat designating the hereinabove described property as Block A, Lots 10, 14, & 15, on addition to the Town of Prosper, Texas, and does hereby dedicate to the public use forever by fee simple title, free and clear of all liens and encumbrances, all streets, thoroughfares, alleys, fire lanes, drive aisles, parking spaces, parks, and trails, and to the public use forever easements for sidewalks, storm drainage facilities, floodways, water mains, wastewater mains, and other utilities and facilities, and any other property necessary to serve the plat and to implement the requirements of the subdivision regulations and other Town codes and do hereby bind ourselves, our heirs, successors and assigns to warrant and to forever defend the title on the land so dedicated. Further, the undersigned covenants and agrees that he/she shall maintain all easements and facilities in a state of good repair and functional condition at all times in accordance with Town codes and regulations. 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 installed, if approved by the Town of Prosper. At no point shall any overhead utilities be installed on the subject property. The Town of Prosper and public utility entities shall have the right to access and maintain all respective easements without the necessity at any time of procuring permission from anyone.

WHEREAS, HUB 380 LP is the owner of a tract of land situated in the H. Jamison Survey, Abstract No. 480, Collin County, Texas, the subject tract being all of Block A, Lot 10 of Hunter Gateway Centre, an addition to the Town of Prosper according to the plat recorded in Cabinet 2019, Page 12, of the Plat Records, Collin County, Texas (PRCCT), with the subject tract being more particularly described as follows:

BEGINNING at a 1/2 inch capped iron rod found at the southeast corner of said Lot 10, also being at the southwest corner of Lot 2, Block A of the HUB 380 Addition, and addition to the Town of Prosper according to the plat recorded in Document Number 2025010000115, also being on the north right-of-way line of U.S. Highway 380, a variable width public right-of-way (also known as University Drive);

THENCE along the shared line of said Lot 10 and U.S. Highway 380, the following:

- N 87°35'18" W, 189.72 feet to an aluminum monument found;
- S 89°33'56" W, 300.03 feet to an aluminum monument found;
- N 84°45'10" W, 100.46 feet to an aluminum monument found;
- S 89°27'16" W, 188.56 feet to a 1/2 inch capped iron rod found at the southwest corner of said Lot 10, also being at the southeast corner of Lot 8R, Block A of said Hunter Gateway Centre Addition;

THENCE N 00°26'50" W, 710.91 feet along the shared line thereof to a point at the northwest corner of said Lot 10, also being the northeast corner of said Lot 8R, also being on the south right-of-way line of Richland Boulevard, a 90-foot public right-of-way per said Hunter Gateway Centre Addition plat;

THENCE along the shared line of said Lot 10 and Richland Boulevard, the following:

- N 89°26'13" E, 653.95 feet;
- Along a tangent curve to the left having a central angle of 05°41'25", a radius of 1247.50 feet, a chord of N 84°32'02" E - 123.84 feet, and an arc length of 123.89 feet to a 5/8 inch capped iron rod found at the northeast corner of said Lot 10, also being the northwest corner of Lot 1, Block A of said HUB 280 Addition;

THENCE S 00°30'10" E, 742.24 feet along the shared line of Lot 10 and Lots 1 and 2, to the POINT OF BEGINNING with the subject tract containing 560,069 square feet or 12.857 acres of land.

NOW, THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

THAT, HUB 380 LP acting herein by and through its duly authorized officers, does hereby certify and adopt this plat designating the herein above described property as Hunter Gateway Centre Addition, Block A, Lots 10, 14, 15, an addition to the Town of Prosper, and does hereby dedicate to the public use forever, the streets and alleys shown thereon. The HUB 380 LP 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.
- For lots adjacent to a Floodplain Only:
  - 100 Year Floodplain Easement Restriction: Construction within the floodplain may not occur until approved by the Town. (A request for construction within the floodplain easement must be accompanied with detailed engineering plans and studies indicating that no flooding will result, that no obstruction to the natural flow of water will result; and subject to all owners or the property affected by such construction becoming a party to the request.) Where construction is approved, all finished floor elevations shall be a minimum of one (1) foot above the 100-year flood elevation as determined by analyzing the ultimate build-out conditions of the entire drainage basin. Existing creeks, lakes, reservoirs, or drainage channels traversing along or across portions of this addition, will remain as an open channel at all times and will be maintained by the individual owners of the lot or lots that are traversed by the drainage courses along or across said lots. The Town will not be responsible for the maintenance and operation of said drainage ways or for the control of erosion. Each property owner shall keep the natural drainage channels traversing his/her property clean and free of debris, silt, or any substance that would result in unsanitary conditions. The Town shall have the right of 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 is not obligated to maintain or assistance with maintenance of the area. The natural drainage channel, as in the case of all natural drainage channels, are subject to storm water overflow and natural bank erosion. The Town shall not be liable for damages of any nature resulting from the occurrence of these natural phenomena, nor resulting from a failure of any structure(s) within the natural drainage channels. The natural drainage channel crossing each lot is shown by the Floodway easement line as shown on the plat. If a Subdivision alters the horizontal or vertical floodplain, a FEMA Floodway map revision may be required.

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 \_\_\_\_\_, 2025.

HUB 380, LP  
  
Joya Satya Suresh Donepudi, Manager

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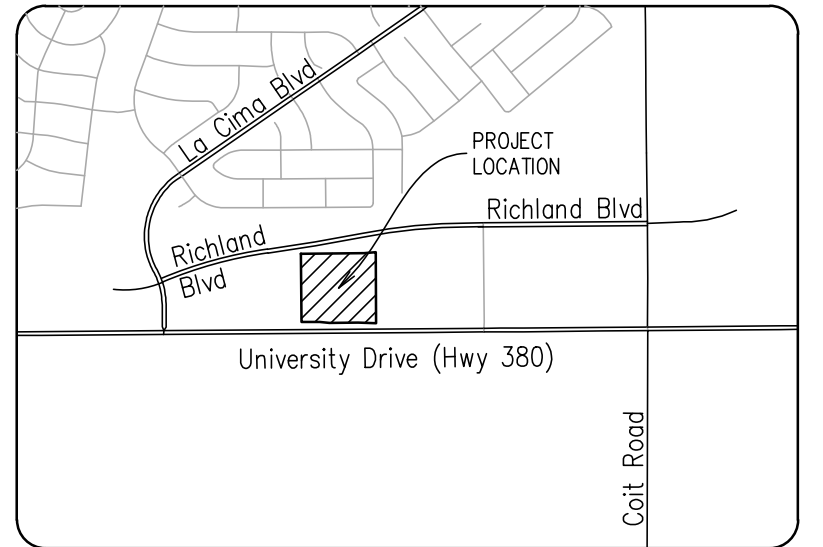
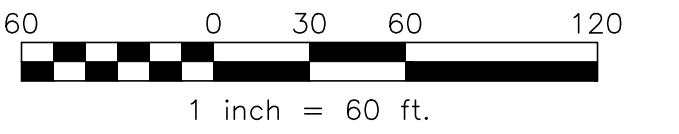
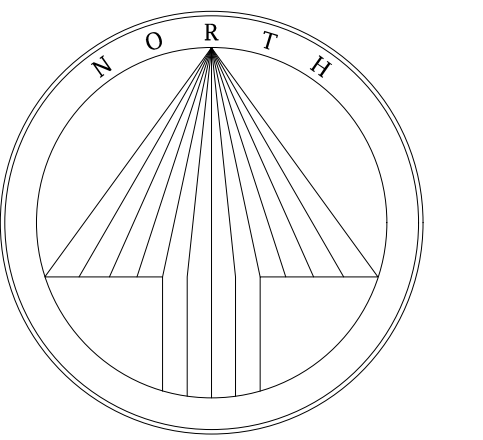
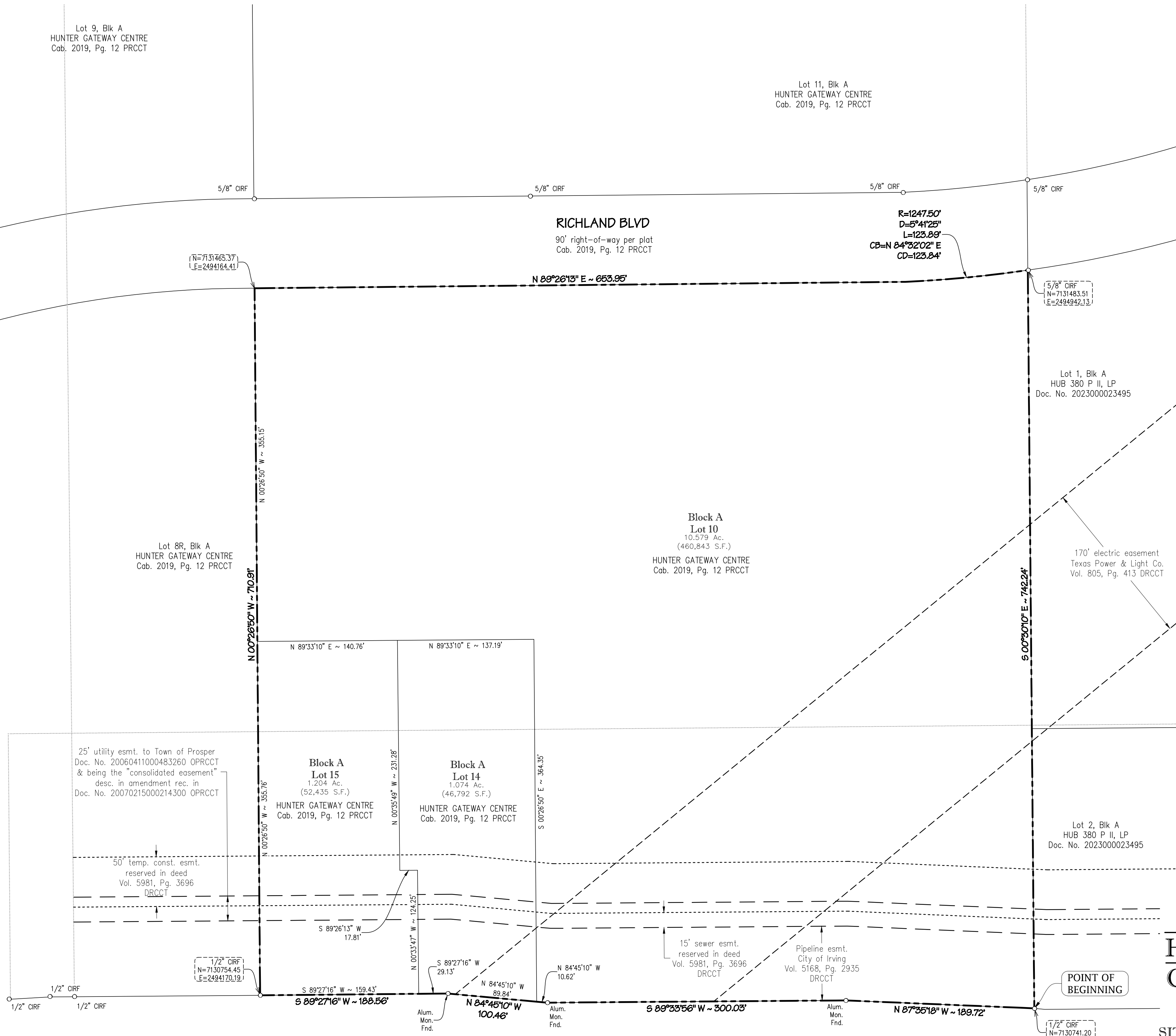
BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Joya Satya Suresh Donepudi, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the \_\_\_\_\_ day of \_\_\_\_\_, 2025.

Notary Public, State of Texas

Lot 9, Blk A  
HUNTER GATEWAY CENTRE  
Cab. 2019, Pg. 12 PRCCT

Lot 11, Blk A  
HUNTER GATEWAY CENTRE  
Cab. 2019, Pg. 12 PRCCT



Vicinity Map  
1:2000

LEGEND

○	1/2" IRON ROD WITH PLASTIC CAP
○	STAMPED "SPIARSEN" SET, UNLESS OTHERWISE NOTED
IRP	IRON ROD FOUND
CRF	CAPPED IRON ROD FOUND
CM	CONTROL MONUMENT
R.O.W.	RIGHT-OF-WAY
(B/P)	BY THIS PLAT
DRCT	DEED RECORDS, COLLIN COUNTY, TEXAS
OPRCCT	OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS

NOTES:

- Basis of bearing: Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983. Adjustment Realization 2011.
- 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 the improvements approved in accordance with the provisions of the Subdivision Ordinance of the Town of Prosper.
- 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 the site.

REVISED CONVEYANCE PLAT  
HUNTER GATEWAY  
CENTRE ADDITION

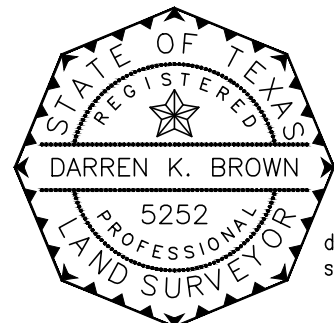
BLOCK A  
LOT 10, LOT 14, & LOT 15  
SITUATED IN THE H. JAMISON SURVEY,  
ABSTRACT NO. 480  
IN THE TOWN OF PROSPER,  
COLLIN COUNTY, TEXAS  
Being a Revised Conveyance Plat of Block A, Lot 10  
HUNTER GATEWAY CENTRE ADDITION  
Cab. 2019, Pg. 12 PRCCT  
560,069 Sq.Ft. / 12.857 Acres  
Current Zoning: PD-2  
Town Case No. DEVAPP-25-0013  
Prepared March 2025

SURVEYOR'S STATEMENT

That I, Darren K. Brown, of Spiars Engineering, Inc., 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 \_\_\_\_\_, 2025.

DARREN K. BROWN, R.P.L.S. NO. 5252



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BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Darren K. Brown, 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 \_\_\_\_\_, 2025.

Notary Public, State of Texas

CERTIFICATE OF APPROVAL

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025,  
by the Planning & Zoning Commission of the Town of Prosper, Texas.

Town Secretary

Engineering Department

Development Services Department

OWNER/DEVELOPER  
HUB 380 LP  
5 Cowboys Way, Suite 300  
Frisco, TX, 75034  
Telephone: (314) 614-0101  
Contact: Joya Satya Suresh Donepudi

SURVEYOR  
Spiars Engineering, Inc.  
765 Custer Rd, Suite 100  
Plano, TX 75075  
Telephone: (972) 422-0077  
TBPELS No. F-10043100  
Contact: Darren Brown

ENGINEER/APPLICANT  
Spiars Engineering, Inc.  
501 W. PGBT, Suite 200  
Richardson, TX 75080  
Telephone: (469) 395-1192  
TBPE No. F-2121  
Contact: Mike Martine