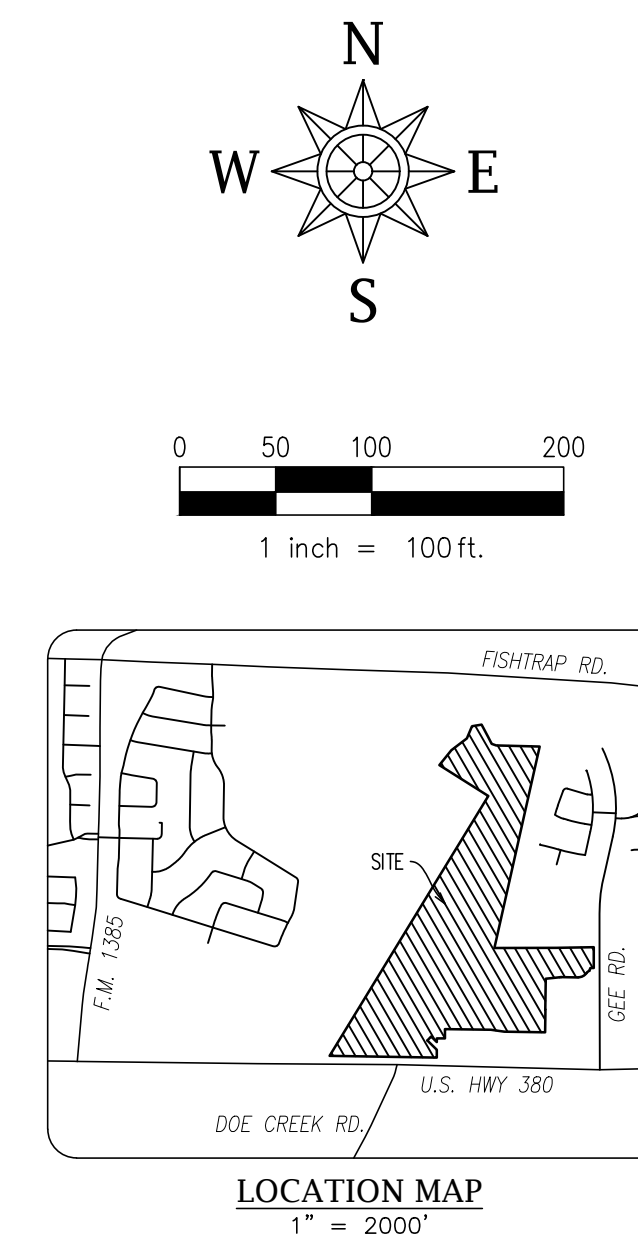




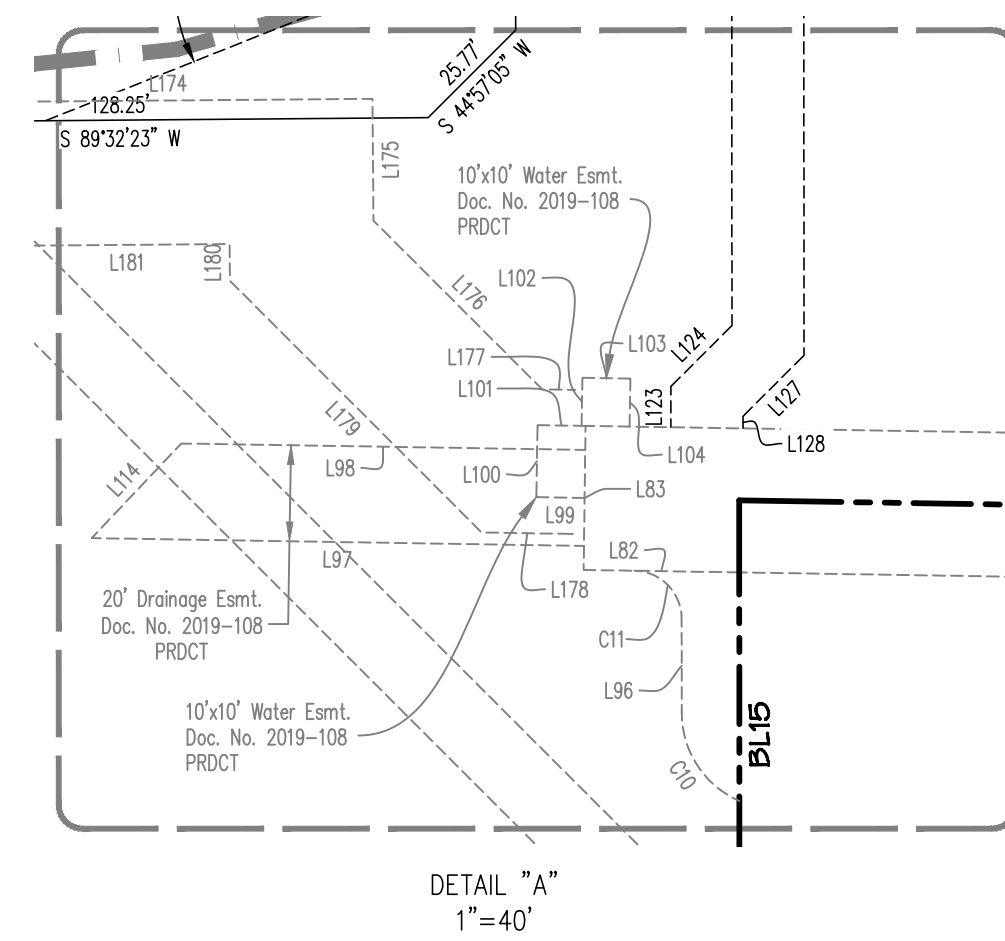
LEGEND	
	(Not All Items May Be Applicable)
○	1/2" IRON ROD WITH PLASTIC CAP STAMPED "SPARSSE" SET, UNLESS OTHERWISE NOTED
	NOTE: IF UNABLE TO SET ACTUAL LOT CORNER, FOOT OFFSET IRON ROD MAY BE SET WITH A PIN PLASTIC CAP STAMPED "SPARSSE-5" 0/5 PC".
RF	IRON ROD FOUND
CRF	CAPPED IRON ROD FOUND
AMF	ALUMINUM MONUMENT FOUND
CM	CONTROL MONUMENT
Estt.	EASEMENT
UE	UTILITY
DE	DRAINAGE EASEMENT
DUE	DRAINAGE AND UTILITY EASEMENT
UE	DRAINAGE EASEMENT
WE	WATER EASEMENT
SSS	SANITARY SEWER EASEMENT
SE	SIDEWALK EASEMENT
SITE	STREET EASEMENT
FAUE	FIRELAME, ACCESS, & UTILITY EASEMENT
WME	WALK MAINTENANCE EASEMENT
H&S	HIRE & SINK TRAIL EASEMENT
VAM 	VEHICULAR ACCESS & MAINTENANCE EASEMENT
(BTP)	BY THIS PLAT
ROW	RIGHT-OF-WAY
Min. FF	MINIMUM FINISH FLOOR ELEVATION
BL	BUILDING
	STREET NAME CHANGE
	BLOCK DESIGNATION
LOT	LOT FRONTAGE
Cab.	CABINET
Vol.	VOLUME
Pg.	PAGE
No.	NUMBER
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY
FIRM	FLOOD INSURANCE RATE MAP
Ord. No.	ORDINANCE NUMBER
Inst./Doc.	INSTRUMENT OR DOCUMENT
PROCT	DEED RECORD, DENTON COUNTY, TEXAS
PROCT	PLAT RECORDS, DENTON COUNTY, TEXAS
OPROCT	OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS

WESTFORK CROSSING

<u>OWNER / APPLICANT</u>	<u>ENGINEER / SURVEYOR</u>
Northwest 423/380, LP	Spars Engineering, Inc.
7001 Preston Rd., Ste. 410	765 Center Road, Suite 100
Dallas, Texas 75205	Plano, TX 75075
Telephone (214) 224-4644	Telephone: (972) 422-0077
Contact: Robert V. Dorazil	TBPELS No. F-2121 and No. F-10043100
	Contact: Tyler Barnett

Line	Line Table			Line Table			Line Table			Line Table			Line Table			Line Table				
	Line	Bearing	Distance	Line	Bearing	Distance	Line	Bearing	Distance	Line	Bearing	Distance	Line	Bearing	Distance	Line	Bearing	Distance		
B.1	N82°42'41"E	205.71	L24	N89°33'02"E	101.19	L58	S89°53'12"E	70.00	L84	S89°05'31"E	503.64	L109	S89°05'31"E	100.00	L142	S00°00'02"E	27.38	L167	S84°33'19"E	233.66
	B.2	N22°47'47"E	137.89	L51	N12°33'45"E	4.35	L65	N00°00'30"E	143.00	L85	S8°41'01"E	128.13	L110	S05°42'30"E	100.00	L143	S89°05'31"E	66.61	L168	N82°01'35"E
B.3	N81°35'41"E	101.01	L36	S89°05'31"E	1201.31	L61	N89°33'02"E	62.88	L81	S89°05'31"E	62.88	L107	S01°30'25"E	77.97	L139	S01°30'25"E	77.97	L169	S89°05'31"E	35.85
	B.4	S23°58'41"E	148.81	L37	N03°52'45"E	2.63	L62	S83°30'20"E	29.53	L87	S75°52'41"E	29.53	L112	S89°05'31"E	100.00	L146	S03°30'15"E	66.42	L170	N89°33'02"E
B.5	S23°38'41"E	76.59	L38	N81°33'15"E	499.30	L63	N02°00'40"E	10.00	L88	N03°52'45"E	62.88	L108	S05°42'30"E	100.00	L147	N81°33'02"E	43.39	L171	N62°15'05"E	32.36
	B.6	S17°12'01"E	50.19	L39	N84°04'28"E	332.90	L64	N83°30'21"E	10.00	L89	N75°21'47"E	216.45	L109	N75°21'47"E	22.15	L147	S00°04'45"E	124.08	L172	S89°05'31"E
B.7	S89°53'07"E	35.38	L40	S89°31'43"E	52.90	L65	N02°00'40"E	10.00	L90	N40°02'20"E	55.84	L123	N00°00'00"E	4.49	L148	S47°36'30"E	27.13	L173	N60°00'00"E	33.63
	B.8	S22°16'01"E	31.88	L41	S21°33'47"E	117.48	L66	N83°30'21"E	10.00	L91	S40°02'21"E	94.51	L124	N45°30'31"E	17.97	L149	S00°00'00"E	33.95	L174	N89°33'02"E
B.9	N89°09'27"E	178.01	L42	S00°01'08"E	468.06	L67	S06°40'21"E	10.00	L92	N71°01'21"E	182.65	L125	N45°30'22"E	166.95	L150	S71°17'30"E	284.31	L175	S705°30'21"E	25.36
	B.10	S83°39'20"E	160.08	L43	S37°09'29"E	26.39	L68	N05°50'31"E	145.95	L93	N40°02'20"E	82.59	L126	N45°30'22"E	113.06	L151	S79°45'29"E	279.66	L176	S45°00'02"E
B.11	S00°50'51"E	322.38	L44	S00°01'44"E	199.63	L69	N89°09'27"E	131.81	L94	N40°02'20"E	201.97	L127	S45°38'30"E	17.97	L152	S79°45'29"E	658.17	L177	S89°05'31"E	1.69
	B.12	S89°09'25"E	1.51	L45	N00°21'44"E	193.91	L70	N05°50'31"E	30.00	L95	N44°38'30"E	43.50	L128	N00°00'02"E	2.51	L153	S55°30'45"E	46.81	L178	N89°05'31"E
B.13	S00°00'51"E	235.95	L46	S37°09'29"E	26.46	L71	N00°01'30"E	194.96	L96	N00°01'30"E	18.65	L129	S02°00'01"E	221.05	L154	S03°30'15"E	162.03	L179	N89°05'31"E	74.14
	B.14	N81°40'17"E	141.68	L47	N00°51'08"E	470.25	L72	N00°20'40"E	30.00	L97	N89°05'31"E	102.54	L130	S89°38'41"E	25.00	L155	N45°30'22"E	44.38	L180	N00°00'00"E
B.15	S00°01'30"E	97.46	L48	N12°33'45"E	123.57	L73	N00°01'30"E	49.80	L98	S89°05'31"E	184.16	L131	S00°00'00"E	221.05	L156	N45°30'22"E	217.72	L181	S89°23'00"E	43.12
	B.16	S89°58'25"E	85.07	L49	S89°16'31"E	16.04	L74	N89°05'31"E	10.00	L99	N89°05'31"E	10.00	L132	N89°38'41"E	25.00	L157	S65°48'30"E	80.08	L182	S45°45'00"E
B.17	S00°01'30"E	37.63	L50	S17°12'01"E	49.89	L75	N00°01'30"E	10.00	L100	N00°54'30"E	158.33	L133	S89°05'31"E	468.33	L158	S45°38'30"E	306.18	L183	N89°05'27"E	612.66
	B.18	N45°02'20"E	81.04	L51	N89°09'27"E	254.63	L76	S89°09'27"E	10.00	L101	S89°05'31"E	10.00	L134	S89°05'25"E	440.51	L159	S38°26'31"E	36.80		
B.19	S45°49'30"E	58.50	L52	S89°09'25"E	170.46	L77	N00°01'30"E	101.43	L102	N00°05'30"E	10.00	L135	S89°05'31"E	141.11	L160	S24°46'50"E	19.31			
	B.20	S45°50'25"E	137.59	L53	N83°30'21"E	51.32	L78	S00°50'35"E	99.62	L103	S89°05'31"E	10.00	L136	S75°05'49"E	295.62	L161	S89°46'50"E	27.30		
B.21	S00°01'30"E	82.34	L54	S83°39'20"E	55.26	L79	N22°53'33"E	51.30	L104	S00°54'30"E	10.00	L137	N75°01'49"E	233.61	L162	S39°05'30"E	190.82			
	L30	N81°40'17"E	40.26	L55	N89°09'27"E	171.47	L80	S89°12'30"E	21.91	L105	N00°54'30"E	10.00	L138	S89°05'25"E	143.17	L163	S50°45'40"E	104.45		
L31	S84°04'35"E	33.85	L56	N89°09'25"E	256.33	L81	S22°53'23"E	35.00	L106	S00°54'30"E	10.00	L139	N00°02'20"E	25.43	L164	N36°01'30"E	36.68			
	L32	S89°31'35"E	49.82	L57	N76°12'54"E	40.92	L82	N00°52'30"E	32.47	L107	S00°54'30"E	10.00	L140	N10°30'15"E	4.81	L165	N89°42'45"E	103.03		
L33	N03°26'45"E	2.67	L58	N89°08'30"E	171.47	L83	N04°58'20"E	10.00	L108	N40°54'30"E	10.00	L141	S17°02'31"E	7.21	L166	S22°50'15"E	19.31			

Curve #	Length	Radius	Bells	Chord Bearing	Chord Distance
BC1	36.16'	59.50'	34°40'35"	S51°02'27"W	35.80'
BC2	103.30'	104.00'	56°34'38"	S87°23'55"W	99.81'
CA	146.81'	116.50'	7°11'15"	S82°15'45"W	146.80'
C4	47.12'	30.00'	90°00'00"	N45°50'35"E	42.43'
C5	47.12'	30.00'	90°00'00"	N44°00'25"E	42.43'
C6	47.12'	30.00'	90°00'00"	N44°00'35"E	42.43'
C7	50.89'	30.00'	97°11'15"	N47°45'00"W	45.00'
CD	16.81'	13.00'	73°42'58"	S85°23'05"W	16.79'
CS	13.94'	100.00'	73°8'18"	S85°25'46"E	13.03'
CU	23.19'	20.00'	66°25'18"	N33°17'41"E	21.91'
CI	15.54'	10.00'	89°03'54"	N44°33'35"E	14.03'
CI1	21.73'	292.50'	22°26'24"	N79°40'24"E	113.99'
CI2	176.89'	302.30'	32°57'38"	N74°45'50"E	174.46'



- NOTES:**
1. 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 interests thereon defined. No building permit shall be issued nor permanent public utility service provided until a Final Plat is approved and public improvements provided in accordance with the provisions of the Subdivision Ordinance of the Town of Prosper.
 2. Basis of bearing derived from the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983 (2011).
 3. Selling a portion of this addition by metes and bounds is a violation of City ordinance and state law and is subject to fines and withholding of utilities and building permits.
 4. The purpose of this Revised Conveyance Plat is to create P&S lots and to release and abandon easements to match approved PSP Case No. 022-0039.

A. JAMISON SURVEY
ABSTRACT NO. 672

M.E.P. & P.R.R. SURVEY
ABSTRACT NO. 1476

Lot 3, Block X
(Drainage & Floodway Easement)

**WINDSONG RANCH
PHASE 3A-1**
Doc. No. 2015-128 PRDCT

P. BARNES SURVEY
ABSTRACT NO. 79

VP Windsong Operations, LLC
Doc. No. 2018-84666 OPRDCT

MATCHLINE - SEE SHEET 1

STATE OF TEXAS §
COUNTY OF DENTON §

BEGINNING at a point on the north line of U.S. Highway 380, a variable width right-of-way, the south line of Lot, 12X and from which a 1/2" capped iron rod at the southwest corner of Lot 6, Westfork Crossing Addition, bears S 89°05'29" E, 182.03 feet;

THENCE S 22°16'04" W, 31.88 feet;

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

Northwest 423/380 LP does herein certify the following:

- [illegible]

DRAINAGE AND FLOODWAY EASEMENT

[illegible]

Witness our hands at _____ County, Texas, this _____ day of _____, 2023.

Northwest 423/380 LP.

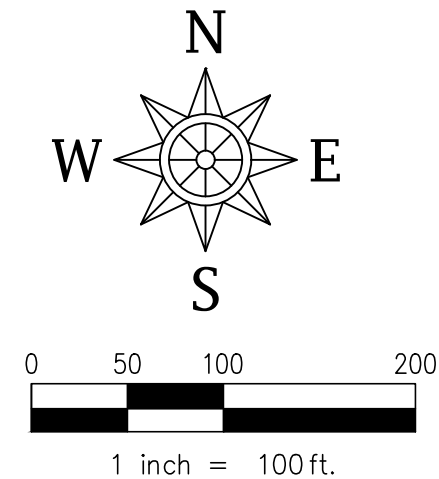
By: _____
ROBERT DORAZIL, MANAGER

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Robert Dorazil 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



SURVEYOR'S CERTIFICATE

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 _____, 2023.

PRELIMINARY, THIS DOCUMENT
SHALL NOT BE RECORDED
FOR ANY PURPOSE

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



darren.brown@
sparsengineering.com

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 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 _____, 2023

Notary Public, State of Texas

TOWN APPROVAL

APPROVED THIS _____ DAY OF _____, 20__, by the Planning
and Zoning Commission of the Town of Prosper, Texas.

Town Secretary

Engineering Department

Development Services Department

TOWN OF PROSPER CASE NO. DEVAPP23-0174
REVISED CONVEYANCE PLAT

WESTFORK CROSSING

ADDITION

BLOCK A, LOTS 10, 11, 12X
BEING A REVISED CONVEYANCE PLAT OF BLOCK A, LOTS 9-11, 12X
WESTFORK CROSSING ADDITION
BEING 82.956 ACRES OF LAND
IN THE M.E.P. & P.R.R. SURVEY, ABSTRACT NO. 1476
TOWN OF PROSPER, DENTON COUNTY, TEXAS

OWNER / APPLICANT
Northwest 423/380, LP
7001 Preston Rd., Ste. 410
Dallas, Texas 75205
Telephone (214) 224-4644
Contact: Robert V. Dorazil

ENGINEER / SURVEYOR
Spiars Engineering, Inc.
765 Custer Road, Suite 100
Plano, TX 75075
Telephone: (972) 422-0077
TBPELS No. F-2121 and No. F-10043100
Contact: Tyler Barnett