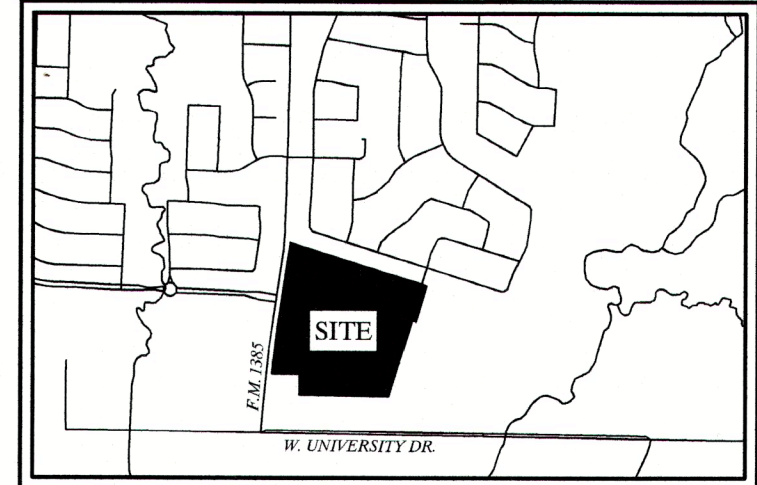
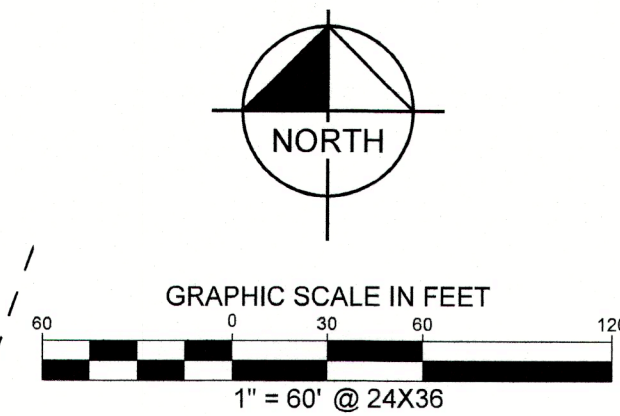


**Recorded Final Plat
(DEVAPP-23-0033)**



VICINITY MAP
N.T.S.

NOTES:

1. All bearings shown are based on grid north of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983. All dimensions shown are ground distances. To obtain a grid distance, multiply the ground distance by the Project Combined Factor (PCF) of 0.9998493926. Coordinates provided are Grid coordinates, Texas State Plane - North Central Zone (NAD 83).
2. 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.
3. No floodplain exists on site.
4. According to Map No. 48121C0410G dated April 18, 2021, of the National Flood Insurance Program Map, Federal Insurance Rate Map of Denton 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.
5. The purpose of this Final Plat is to combine Lots 1, 2, 12, 13, 14, 18 and 20, Block A to create 3 new lots.
6. The purpose of this statement is to depict the proposed easements to be dedicated by this plat and delineate the boundaries of the proposed lots.
7. See sheet 3 for the line and curve tables.
8. See sheet 2 for easements to be abandoned by this plat.
9. Landscape Easements must be exclusive of any other type of easement, unless otherwise approved by plat.

LEGEND:

LOT TABLE		
LOT NO.	ACRES	SQ. FT.
LOT 1, BLOCK A	20.762	904,399
LOT 14, BLOCK A	1.451	63,219
LOT 18, BLOCK A	3.253	141,684

P.O.B. = POINT OF BEGINNING
IRFC = IRON ROD W/CAP FOUND
IRSC = 5/8" IRON ROD SET W/ "KHA" CAP
IRRF = IRON ROD FOUND
PKF = PK NAIL FOUND
XF. = "X" CUT FOUND
XS = "X" CUT SET
D.E. = DRAINAGE EASEMENT
U.E. = UTILITY EASEMENT
W.E. = WATER EASEMENT
S.W.E. = SIDE WALK EASEMENT
P.R.D.C.T. = PLAT RECORDS OF DENTON
COUNTY, TEXAS
O.R.D.C.T. = OFFICIAL RECORDS OF DENTON
COUNTY, TEXAS
R.P.R.D.C.T. = REAL PROPERTY RECORDS OF
DENTON COUNTY, TEXAS

DEVAPP-23-0033
FINAL PLAT
WESTSIDE ADDITION
BLOCK A, LOTS 1, 14 AND 18

BEING A REVISION OF BLOCK A, LOTS 1, 2,
12, 13, 14, 18 & 20

OF WESTSIDE ADDITION
VOL. 2020, PG. 55, P.R.D.C.T.

AND

1,109,302 SQ. FT. / 25.466 ACRES
B. HODGES SURVEY, ABSTRACT NO. 593
J. GONZALEZ SURVEY, ABSTRACT NO. 447
J. HAYNES SURVEY, ABSTRACT NO. 573
TOWN OF PROSPER,
DENTON COUNTY, TEXAS

Kimley»»Horn

6160 Warren Parkway, Suite 210
Frisco, Texas 75034

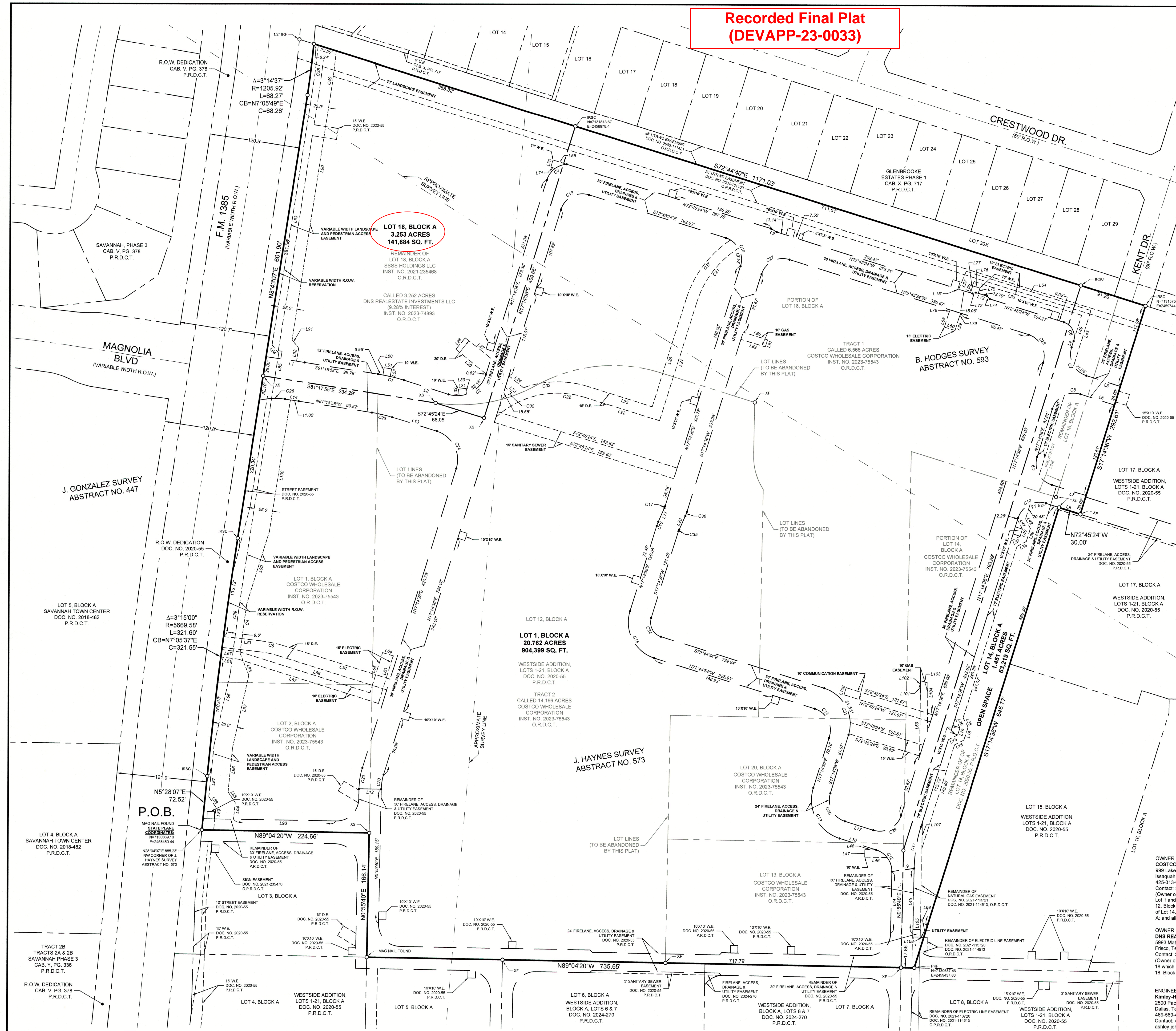
<u>Scale</u>	<u>Drawn by</u>	<u>Checked by</u>	<u>Date</u>	<u>Project No.</u>	<u>Sheet</u>
1" = 60'	CDS	KHA	Feb. 2025	066000099	1 OF

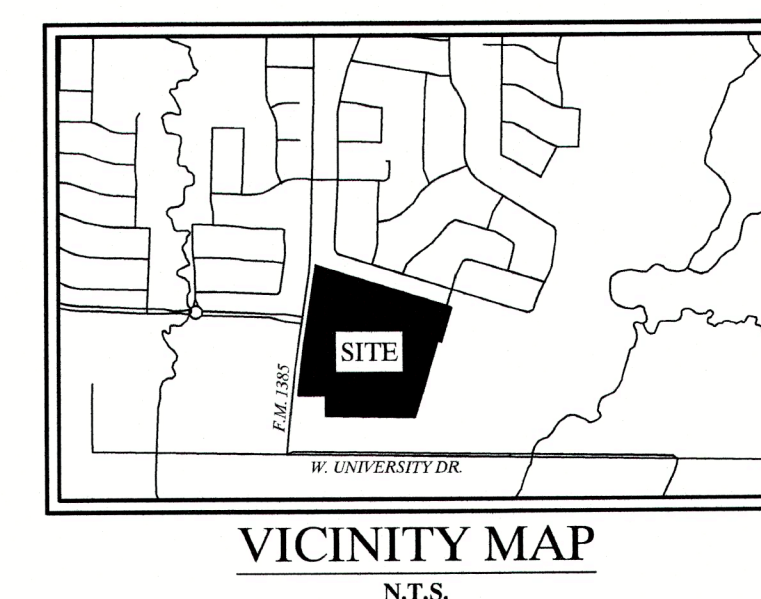
<p>Owner Block</p>	<p>OWNER SSSS HOLDINGS LLC 8668 John Hickman Parkway, Suite 907 Frisco, Texas 75034 972-679-1918 Contact: Shiva Konduru shiva@reelcommercial.com (Owner of a 90.72% interest in proposed Lot 18 which consists of 3.252-acres out of Lot 16, Block A and Lot 12, Block A)</p>	<p>FILED OF RECORD in the Official Records Of: Denton County On: 2/21/2025 10:10:51 AM in the PLAT Record WESTSIDE ADDITION Doc Number: 2025 - 68 Number of Pages: 3 Amount: 150.00 Order#: 20250221000191 By: JS</p>
<p>LC</p>	<p>OWNER WESTSIDE PROSPER LLC 8668 John Hickman Parkway, Suite 907 Frisco, Texas 75034 972-679-1919 Contact: Shiva Konduru shiva@reelcommercial.com (Owner of proposed Lot 14 which consists of the remainder of Lot 14, Block A)</p>	
<p>Lot</p>		

OWNER
COSTCO WHOLESALE CORPORATION
999 Lake Drive
Issaquah, Washington 98027
425-313-6280
Contact: Stephen J. Cross, P.E.
(Owner of proposed Lot 1, which consists of
all of Lot 1 and 2; Block A, a remainder of Lot
12, Block A, of Lot 13, Block A, a portion of
Lot 14, Block A, a portion of Lot 18, Block A,
and all of Lot 20, Block A)

OWNER
DNS REALSTATE INVESTMENTS LLC
5993 Marchmont Drive
Frisco, Texas 75035
Contact: Siba Ramaraju Vegesana
(Owner of a 9.28% Interest in proposed Lot
18 which consists of 3.252/- acres out of Lot
18, Block A and Lot 12, Block A)

ENGINEER/SURVEYOR:
Kimley-Horn & Associates
2500 Pacific Avenue, Suite 1100
Dallas, Texas 75226
646-589-4024
Contact: Ashley Johnson, P.E.
ashley.johnson@kimley-horn.com





- LEGEND:**
- P.O.B. = POINT OF BEGINNING
IRFC = IRON ROD W/CAIP FOUND
IRSC = 5/8" IRON ROD SET W/ "KHA" CAP
IRF = IRON ROD FOUND
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COUNTY, TEXAS
R.P.R.D.C.T. = REAL PROPERTY RECORDS OF
DENTON COUNTY, TEXAS

BEING A REVISION OF BLOCK A, LOTS 1, 2,
12, 13, 14, 18 & 20
OF WESTSIDE ADDITION
VOL. 2020, PG. 55, P.R.D.C.T.
AND
1,109,302 SQ. FT. / 25.466 ACRES
B. HODGES SURVEY, ABSTRACT NO. 593
J. GONZALEZ SURVEY, ABSTRACT NO. 447
J. HAYNES SURVEY, ABSTRACT NO. 573
TOWN OF PROSPER,
DENTON COUNTY, TEXAS

Kimley»Horn

6160 Warren Parkway, Suite 210
Frisco, Texas 75034

Tel. No. (972) 335-3580
FIRM # 10193822

<u>Scale</u>	<u>Drawn by</u>	<u>Checked by</u>	<u>Date</u>	<u>Project No.</u>	<u>Sheet No.</u>
1" = 60'	CDS	KHA	Feb. 2025	066000099	2 OF 3

OWNER

SSSS HOLDINGS LLC

8668 John Hickman Parkway, Suite 907
Frisco, Texas 75034
972-679-1918

Contact: Shiva Kondru
shiva@risecommercial.com

(Owner of a 50.72% interest in proposed Lot 14 which consists of 3.252-acres out of Lot 18, Block A and Lot 12, Block A)

OWNER

WESTSIDE PROSPER LLC

8668 John Hickman Parkway, Suite 907
Frisco, Texas 75034
972-679-1918

Contact: Shiva Kondru
shiva@risecommercial.com

(Owner of proposed Lot 14 which consists of the remainder of Lot 14, Block A)

Filed for Record

in the Official Records Of:
Denton County

On: 2/12/2025 10:10:51 AM

in the PLAT Records

WESTSIDE ADDITION

Doc Number: 2025- 68

Number of Pages: 3

Amount: 150.00

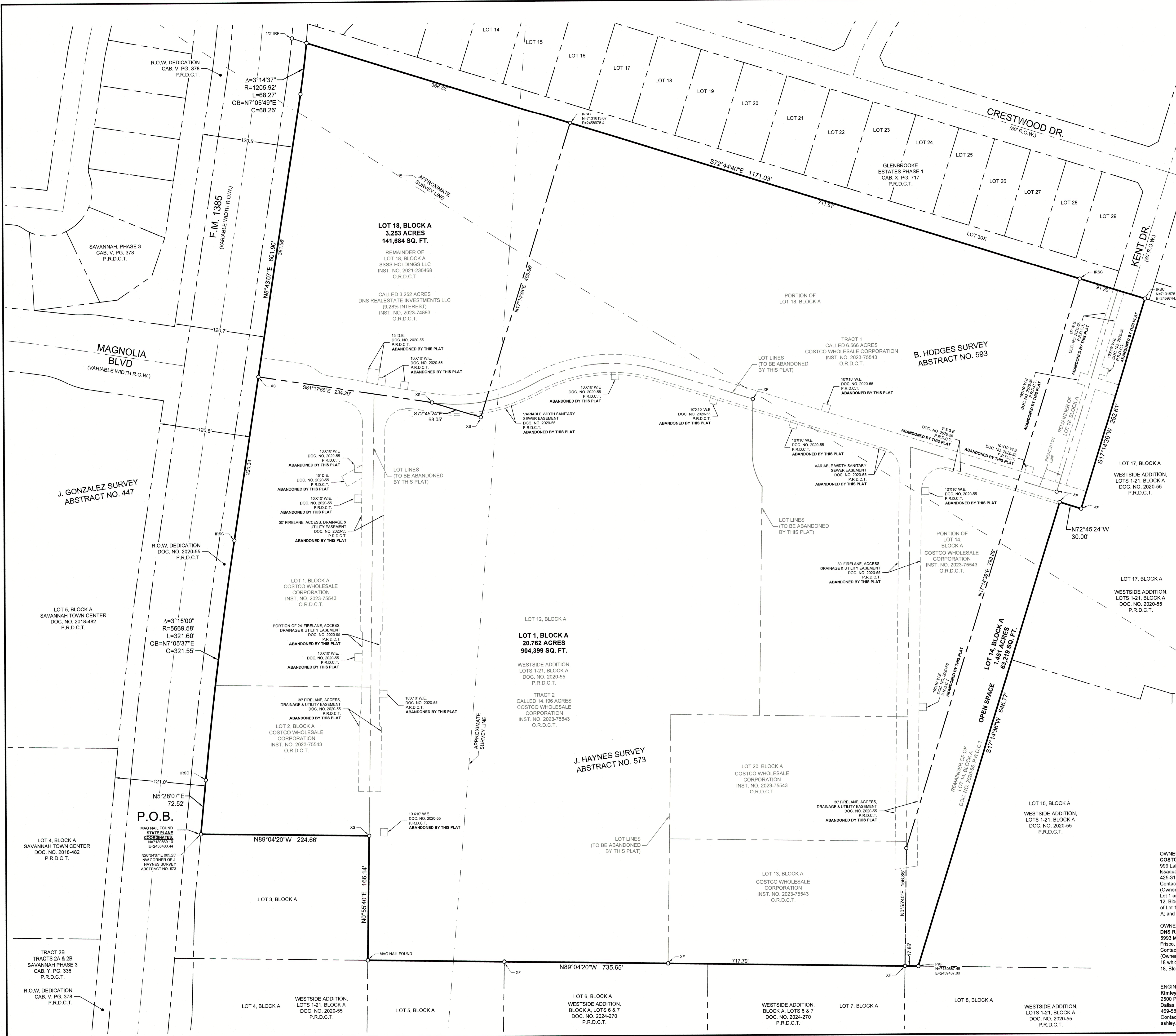
Order#: 20250221000191

By: JS

OWNER
COSTCO WHOLESALE CORPORATION
595 Lake Drive
Issaquah, Washington 98027
425-313-0280
Contact: Stephen J. Cross, P.E.
(Owner of proposed Lot 1, which consists of
12 Block A and 12 Block B; a remainder of Lot
12, Block A; all of Lot 13, Block A; a portion
of Lot 14, Block A; a portion of Lot 18, Block
A; and all of Lot 20, Block A.)

OWNER
DNS REALESTATE INVESTMENTS LLC
5555 Matthews Drive
Frisco, Texas 75035
Contact: Siva Ramaraju Veesana
(Owner of a 3.28% interest in proposed Lot
1, which consists of 3.250-acres out of Lot
18, Block A and Lot 12, Block A.)

ENGINEER/SURVEYOR:
Kimley-Horn & Associates
2500 Pacific Avenue, Suite 1100
Dallas, Texas 75226
469-589-0244
Contact: Ashley Johnson, P.E.
ashley.johnson@kimley-horn.com



OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS, WESTSIDE PROSPER LLC, SSSS HOLDINGS LLC, COSTCO WHOLESALE CORPORATION AND DNS REALESTATE INVESTMENTS LLC, are the owners of a tract of land situated in the B. Hodges, Abstract No. 593, J. Gonzalez Survey, Abstract No. 447 and the J. Haynes Survey, Abstract No. 573, Town of Prosper, Denton County, Texas and being all of Lots 1, 2, 12, 13, 14, 18 and 20, Block A of Westside Addition, an addition to the Town of Prosper, according to the Conveyance Plat recorded in Document No. 2020-55 of the Plat Records of Denton County, Texas, and being more particularly described as follows:

BEGINNING at a mag nail found for the southwest corner of said Lot 2, common to the northwest corner of Lot 3, Block A of said Westside Addition, being on the easterly right-of-way line of Holt Avenue (F.M. 1385), a variable width right-of-way;

THENCE along the westerly line of said Lot 2, said Lot 1, said Lot 18 and the easterly right-of-way line of said Holt Avenue, the following:

North 05°28'07" East, a distance of 72.52 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the right with a radius of 5,669.58 feet, a central angle of 03°15'00", and a chord bearing and distance of North 07°05'37" East, 321.55 feet;

In a northerly direction, with said tangent curve to the right, an arc distance of 321.60 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 08°43'07" East, a distance of 601.90 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the left with a radius of 1,205.92 feet, a central angle of 03°14'37", and a chord bearing and distance of North 07°05'49" East, 68.26 feet;

In a northerly direction, with said tangent curve to the left, an arc distance of 68.27 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the northwest corner of said Lot 18, common to the southwest corner of Lot 30X, Block N of Glenbrooke Estates Phase 1, an addition to the Town of Prosper, according to the Final Plat recorded in Cabinet X, Page 717 of the Plat Records of Denton County, Texas;

THENCE South 72°44'40" East, departing the easterly right of way line of said Holt Avenue and along the northerly line of said Lot 18 and said Lot 14, and the southerly line of said Lot 30X and the southerly terminus of Kent Drive, a 50 foot wide right of way, as dedicated in said Glenbrooke Estates Phase 1, a distance of 1,171.03 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the northeast corner of said Lot 14, common to the northwest corner of Lot 17, Block A of said Westside Addition;

THENCE departing the southerly terminus of said Kent Drive, and along the easterly line of said Lot 14 and the westerly line of said Lot 17 and Lot 15, Block A of said Westside Addition, the following:

South 17°14'36" West, a distance of 292.61 feet to an "X" cut found for corner;

North 72°45'24" West, a distance of 30.00 feet to "X" cut found for corner;

South 17°14'36" West, a distance of 646.77 feet to PK nail found for the most southerly southeast corner of said Lot 14, common to the southwest corner of said Lot 15, same being on the northerly line of Lot 8, Block A of said Westside Addition;

THENCE North 89°04'20" West, along the southerly lines of said Lot 14, said Lot 13 and said Lot 12, and along the northerly lines of said Lot 8, and Lots 5-7, Block A of said Westside Addition, a distance of 735.65 feet to mag nail found for the southerly most southwest corner of said Lot 12, common to the northwest corner of said Lot 5, the northeast corner of Lot 4, Block A of said Westside Addition, and the southwest corner of said Lot 3;

THENCE North 00°55'40" East, along the westerly line of said Lot 12 and the easterly line of said Lot 3, a distance of 166.14 feet to "X" cut set for the northeast corner of said Lot 3, common to the southeast corner of said Lot 2;

THENCE North 89°04'20" West, departing the westerly line of said Lot 12, and along the northerly line of said Lot 3 and the southerly line of said Lot 2, a distance of 224.66 feet to the POINT OF BEGINNING and containing 25.466 acres (1,109,302 square feet) of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT WESTSIDE PROSPER LLC, SSSS HOLDINGS LLC, COSTCO WHOLESALE CORPORATION AND DNS REALESTATE INVESTMENTS LLC, acting herein by and through their duly authorized officers, do hereby certify and adopt this plat designating the herein above described property as WESTSIDE ADDITION, BLOCK A, LOTS 1, 14 AND 18, an addition to the Town of Prosper, and do hereby dedicate to the public use forever, the streets and alleys shown thereon, WESTSIDE PROSPER LLC, SSSS HOLDINGS LLC, COSTCO WHOLESALE CORPORATION AND DNS REALESTATE INVESTMENTS LLC, do 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 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.

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 poor repair at all times and keep the same free and clear of any structures, fenced trees, shrubs, or other improvements or obstructions, 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 uses.

LANDSCAPE EASEMENTS

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.

WITNESS, my hand, this the 28 day of January, 2025

BY: WESTSIDE PROSPER, LLC., a Texas limited liability company (Owner of proposed Lot 14, Block A)

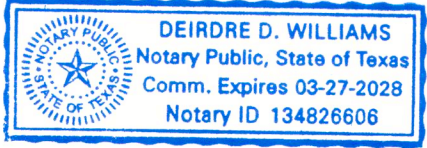
BY: Shiva Kondru
Name: SIVARAMAIAH KONDRU
Title: MANAGING MEMBER

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 SIVARAMAIAH KONDRU, 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 28 day of January, 2025

Deirdre D. Williams
Notary Public, State of Texas



WITNESS, my hand, this the 28 day of January, 2025

BY: SSSS HOLDINGS LLC, a Texas limited liability company (Owner of 90.72% interest of proposed Lot 18, Block A)

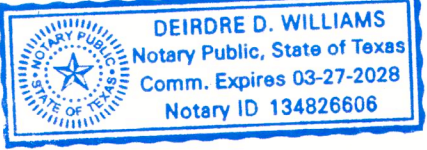
BY: Shiva Kondru
Name: SIVARAMAIAH KONDRU
Title: MEMBER

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 SIVARAMAIAH KONDRU, 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 28 day of January, 2025

Deirdre D. Williams
Notary Public, State of Texas



WITNESS, my hand, this the 28 day of January, 2025

BY: DNS REALESTATE INVESTMENTS LLC, a Texas limited liability company (Owner of a 9.28% Interest in proposed Lot 18, Block A)

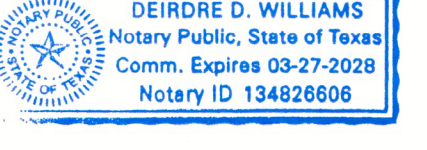
BY: Shiva Kondru
Name: SIVA R VEGESANA
Title: MANAGER

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 SIVA R VEGESANA, 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 28 day of January, 2025

Deirdre D. Williams
Notary Public, State of Texas



WITNESS, my hand, this the 16th day of January, 2025

BY: COSTCO WHOLESALE CORPORATION, a Washington corporation (Owner of proposed Lot 1, Block A)

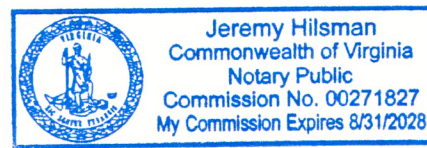
BY: Rainey L. Astin
Name: Rainey L. Astin
Title: Assistant Secretary

STATE OF Virginia §
COUNTY OF Loudoun §

BEFORE ME, the undersigned, a Notary Public in and for The State of Virginia, on this day personally appeared Rainey L. Astin, 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 16th day of January, 2025

Jeremy Hillsman
Notary Public, State of Virginia



LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	S81°17'55"E	52.01'	L23	N51°05'48"W	11.40'	L45	N00°55'40"E	88.14'	L67	S82°48'25"E	24.08'	L89	S05°32'43"W	30.72'
L2	S72°45'24"E	62.84'	L24	N51°09'48"W	25.32'	L46	N89°04'29"W	30.09'	L68	N44°04'20"W	13.43'	L90	S08°46'14"W	331.67'
L3	N59°16'37"W	8.58'	L25	N72°45'24"W	90.30'	L47	N00°55'31"E	10.00'	L69	N00°32'01"E	91.51'	L91	S37°50'27"E	14.45'
L4	N17°14'36"E	9.00'	L26	S17°14'36"W	151.50'	L48	S89°04'29"E	14.99'	L70	N17°14'23"E	10.00'	L92	S08°46'14"W	17.69'
L5	S72°45'23"E	48.20'	L27	S51°05'48"E	44.19'	L49	N17°14'36"E	45.06'	L71	N72°45'37"W	6.03'	L93	S89°04'20"E	137.48'
L6	S72°45'23"E	48.20'	L28	N36°54'12"E	20.00'	L50	N09°20'30"E	9.86'	L72	N77°14'36"E	5.00'	L94	S05°32'43"W	22.63'
L7	N72°45'23"W	48.20'	L29	N51°05'48"W	52.14'	L51	S80°39'30"E	10.00'	L73	S72°45'24"E	16.00'	L95	S33°57'38"E	17.29'
L8	S72°45'23"E	48.20'	L30	S06°40'22"E	7.82'	L52	S09°20'30"W	10.25'	L74	S42°45'24"E	5.00'	L96	S05°32'43"W	59.13'
L9	N81°36'37"E	30.40'	L31	N83°19'38"E	10.00'	L53	N72°44'40"W	151.42'	L75	S17°14'36"W	7.50'	L97	S12°29'09"W	99.83'
L10	S72°45'24"E	51.52'	L32	N06°40'22"W	8.55'	L54	S72°44'40"E	175.60'	L76	S72°45'24"E	10.00'	L98	S21°59'23"E	31.84'
L11	S24°12'05"W	19.92'	L33	N83°34'48"W	50.57'	L55	S72°45'37"E	19.26'	L77	N17°14'36"E	10.00'	L99	S17°14'36"W	102.29'
L12	N89°04'20"W	30.00'	L34	N72°45'24"W	153.43'	L56	S22°16'13"W	16.09'	L78	S22°16'13"W	5.42'	L100	S08°46'14"W	178.87'
L13	N72°45'24"W	62.84'	L35	N27°45'24"W	14.14'	L57	N22°16'13"E	26.13'	L79	S22°16'13"W	6.08'	L101	N72°45'37"W	2.03'
L14	N81°17'55"W	18.49'	L36	N27°45'24"W	14.14'	L58	N17°14'23"E	18.96'	L80	S72°45'24"E	34.17'	L102	S17°14'23"W	10.00'
L15	N62°14'36"E	14.14'	L37	N62°14'36"E	14.15'	L59	S17°14'23"W	18.30'	L81	N17°14'36"E	10.00'	L103	N72°45'37"W	9.47'
L16	N62°14'36"E	14.14'	L38	N62°14'36"E	14.15'	L60	S72°45'38"E	15.00'	L82	N72°45'24"W	34.17'	L104	N00°32'01"E	65.64'
L17	S72°45'24"E	39.67'	L39	N17°14'36"E	18.28'	L61	S82°48'25"E	23.20'	L83	S08°46'14"W	342.44'	L105	S00°56'55"W	24.67'
L18	N17°14'36"E	18.28'	L40	N17°14'36"E	10.00'	L62	S72°45'24"E	197.75'	L84	S37°50'27"E	14.45'	L106	N17°14'36"E	10.00'
L19	N17°14'36"E	10.00'	L41	N27°45'24"W	14.14'	L63	S17°14'36"W	66.46'	L85	S08°46'14"W	278.04'	L107	S00°56'55"W	35.84'
L20	S24°12'05"W	19.92'	L42	N27°45'24"W	14.14'	L64	N72°45'24"W	15.00'	L86	S12°29'09"W	100.10'	L108	S89°03'05"E	5.06'
L21	S17°14'36"W	166.50'	L43	N17°14'36"E	77.36'	L65	S17°14'36"W	56.46'	L87	S05°32'43"W	69.62'			
L22	N72°45'24"W	105.30'	L44	N00°55'40"E	83.22'	L66	S72°45'24"E	183.62'	L88	S33°57'38"E	17.29'			

CURVE TABLE					CURVE TABLE				
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD	NO.	DELTA	RADIUS	LENGTH
C1	8°32'31"	240.00'	35.78'	N77°01'39"W	35.75'	C21	40°32'07"	132.50'	93.74'
C2	89°59'40"	40.00'	62.83'	N62°14'46"E	56.57'	C22	59°55'04"	122.50'	128.11'
C3	68°57'38"	30.00'	36.11'	S51°43'25"W	33.97'	C23	16°18'56"	100.00'	28.48'
C4	0°40'22"	5644.58'	66.27'	S07°30'46"W	66.27'	C24	90°00'00"	40.00'	62.83'
C5	10°49'25"	147.50'	27.86'	N76°10'06"W	27.82'	C25	5°35'25"	188.00'	18.34'
C6	90°00'00"	20.00'	31.42'	N27°45'24"W	28.28'	C26	19°40'19"	100.00'	34.33'
C7	89°59'59"	30.00'	47.12'	S27°45'23"E	42.43'	C27	90°00'00"	30.00'	47.12'
C8	90°00'00"	30.00'	47.12'	S62°14'37"W	42.43'	C28	90°00'00"	30.00'	47.12'
C9	89°59'59"	30.00'	47.12'	S27°45'23"E	42.43'	C29	90°00'00"	30.00'	47.12'
C10	90°00'01"	30.00'	47.12'	S62°14'37"W	42.43'	C30	90°00'00"	30.00'	47.12'
C11	16°18'56"	200.00'	56.95'	S09°05'08"W	56.76'	C31	89°59'25"	50.00'	78.53'
C12	73°41'04"	30.00'	38.58'	N35°54'52"W	35.98'	C32	6°30'07"	137.50'	15.60'
C13	90°00'00"	54.00'	84.82'	S27°45'24"E	76.37'	C33	36°51'13"	137.50'	88.44'
C14	93°03'21"	30.08'	48.85'	N26°09'32"W	43.65'	C34	90°00'00"	20.00'	31.42'
C15	90°00'00"	50.00'	78.54'	S27°45'24"E	70.71'	C35	6°57'28"	20.00'	2.43'
C16	6°57'28"	50.00'	6.07'	S20°43'21"W	6.07'	C36	6°57'28"	50.00'	6.07'
C17	6°57'28"	20.00'	2.43'	N20°43'21"E	2.43'	C37	39°12'32"	147.50'	100.94'
C18	90°00'00"	30.00'	47.12'	N27°45'24"W	42.43'	C38	3°00'35"	1210.00'	63.56'
C19	90°00'00"	30.00'	47.12'	S62°14'36"W	42.43'	C39	1°57'40"	4504.50'	154.18'
C20	16°18'56"	70.00'	19.93'	S09°05'08"W	19.87'	C40	2°46'27"	1235.00'	69.79'

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

I, Sylviana Gunawan, a Registered Professional Land Surveyor in the State of Texas, do hereby declare that I have prepared this plat from an actual on the ground survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with Subdivision Regulations of the Town of Prosper, Texas.

Sylviana Gunawan
Registered Professional Land Surveyor No. 6461
Kimley-Horn and Associates, Inc.
6160 Warren Pkwy., Suite 210
Frisco, Texas 75034
Ph. 972-335-3580
sylviana.gunawan@kimley-horn.com

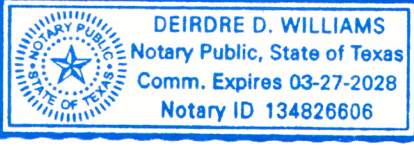


STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, a Notary Public, on this day personally appeared Sylviana Gunawan, known to me to be the person whose name is subscribed to the foregoing instruments, and acknowledged to me that she executed the same for the purpose and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 28 day of January, 2025

Deirdre D. Williams
NOTARY PUBLIC in and for the STATE OF TEXAS



CERTIFICATE OF APPROVAL

Approved this 16th day of May, 2023 by the Planning & Zoning Commission of the Town of Prosper, Texas.

Michelle S. Sivanini
Town Secretary
Engineering Department
Development Services Department



DEVAPP-23-0033
FINAL PLAT
WESTSIDE ADDITION
BLOCK A, LOTS 1, 14 AND 18