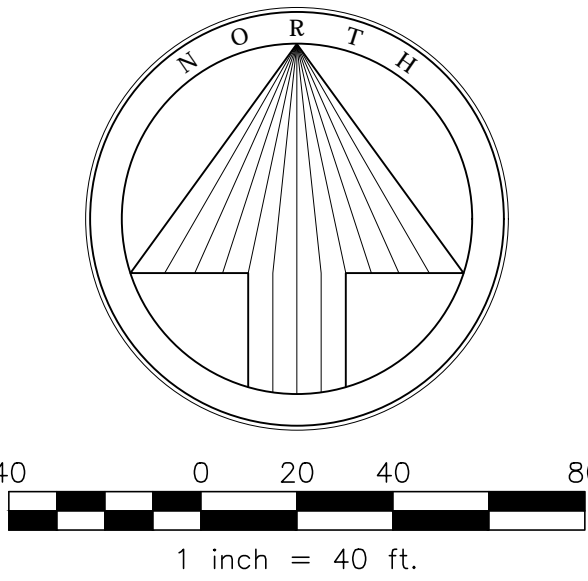


Drawing: 0-2024-0053-04-024 Westside Lot 18 SSS Holdings LLC 181304675036734-024 Final Platting Scaled By: Lbldg Sav Time: 4/29/2025 11:24:35 AM
Printed by: Melissa Puhl Date: 4/29/2025 8:17 AM



Basis of bearing: State Plane
Coordinate System, Texas North
Central Zone 4202, North American
Datum of 1983. Adjustment
Realization 2011.

LEGEND	
o	1/2" IRON ROD W/ PLASTIC CAP STAMPED "SPARSING" SET, UNLESS OTHERWISE NOTED.
IRF	IRON ROD FOUND
CRF	CAPPED IRON ROD FOUND
CRS	CAPPED IRON ROD SET
CM	CONTROL MONUMENT
XF	STAMPED "X" FOUND

Line Table			Line Table		
Line #	Bearing	Distance	Line #	Bearing	Distance
L1	N81°20'54"W	160.13'	L21	N17°14'36"E	10.00'
L2	N08°41'52"E	214.80'	L22	N53°41'52"E	66.47'
L3	S72°45'24"E	242.48'	L23	N53°41'52"E	67.69'
L4	N81°23'15"W	170.83'	L24	S08°44'20"W	43.14'
L5	N08°41'52"E	217.50'	L25	S37°52'21"E	14.45'
L6	S72°45'38"E	201.19'	L26	S08°44'20"W	331.67'
L7	N04°22'24"E	8.66'	L27	N81°18'08"W	51.98'
L8	N85°37'36"W	10.00'	L28	N36°18'08"W	3.79'
L9	S04°22'24"W	10.00'	L29	N08°41'50"E	39.29'
L10	N81°18'11"W	10.16'	L30	N81°18'08"W	58.44'
L11	S08°41'52"W	10.00'	L31	N36°18'08"W	16.21'
L12	S81°18'11"E	10.00'	L32	N08°41'50"E	29.69'
L13	N81°18'08"W	10.00'	L33	S72°46'47"E	10.00'
L14	S08°41'52"W	10.00'	L34	N17°13'13"E	10.00'
L15	S81°18'08"E	7.30'	L35	N72°46'47"W	10.00'
L16	N17°23'58"E	10.00'			
L17	N72°36'02"W	10.00'			
L18	S16°41'04"W	10.00'			
L19	S17°14'36"W	10.00'			
L20	S72°45'24"E	10.00'			

Curve Table				
Curve #	Length	Radius	Delta	Chord Distance
C1	26.76'	30.00'	S1°06'06"	25.88'
C2	84.87'	54.00'	90°02'46"	76.40'
C3	92.88'	54.00'	98°32'44"	81.85'
C4	42.60'	30.00'	81°22'08"	39.11'
C5	46.66'	30.02'	89°04'08"	42.10'
C6	48.00'	30.30'	90°45'59"	43.14'
C7	47.13'	30.00'	90°00'15"	42.43'

PURPOSE STATEMENT

The purpose of this Replat is to dedicate easements necessary for the development of Lot 18.

NOTES:

- This plat was prepared without the benefit of a commitment for title insurance. No research was performed for any easements other than that shown on the record plat of this property. Therefore, easements, agreements, and other documents may exist that affect the subject property that are not shown on this revised conveyance plat.
- Basis of bearing: Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983. Adjustment Realization 2011.
- 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.
- No floodplain exists on the site.
- All landscape easements must be exclusive of any other type of easement.

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 easement 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.

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.

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.

TOWN APPROVAL

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

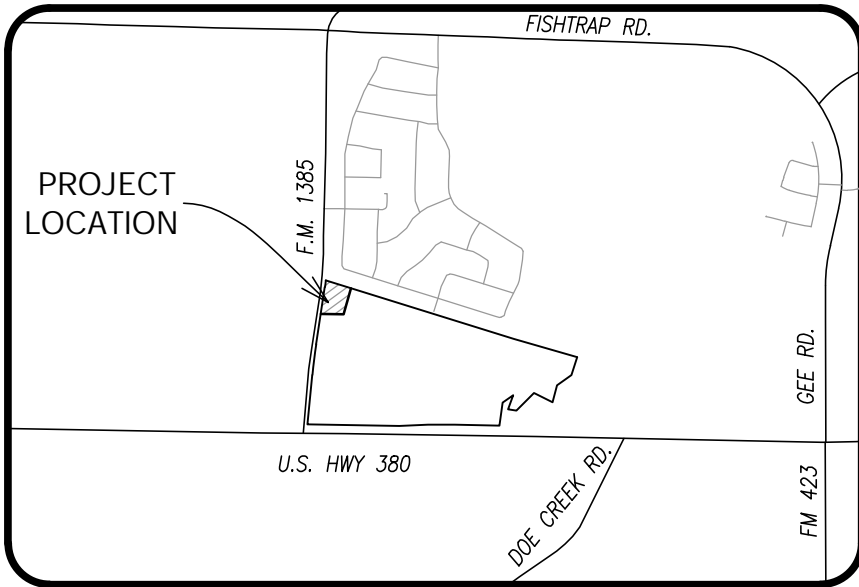
Town Secretary

Engineering Department

Development Services Department

OWNER / APPLICANT
SSSS Holdings LLC
8668 John Hickman Parkway
Suite 907
Frisco, Texas 75034
Telephone (248) 345-3818
Contact: Shiva Kondru

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: Karis Smith



LOCATION MAP

1" = 2000'

OWNER'S CERTIFICATE
STATE OF TEXAS \$
COUNTY OF DENTON \$

METES AND BOUNDS DESCRIPTION Block A, Lot 18R

BEING a tract of land situated in the J. Gonzales Survey, Abstract No. 447, Town of Prosper, Denton County, Texas, being all of a tract conveyed to Block A, Lot 18, by plat recorded in Doc. No. 2023-74893 of the Plat Records, Denton County, Texas, with the subject tract being more particularly described as follows:

BEGINNING at a TXDOT 5/8" capped iron rod found at a point being the Northwest corner of the subject property, also being in the line of FM 1385, a variable width right-of-way;

THENCE S 72°45'37" E, 363.51 feet to a 5/8" capped iron rod set with "KHA" cap;

THENCE S 17°14'23" W, 409.48 feet to a 5/8" capped iron rod set with "KHA" cap;

THENCE N 72°45'20" W, 68.01 feet to a stamped "X" found;

THENCE N 81°18'08" W, 219.53 feet;

THENCE N 08°44'20" E, 32.39 feet, to a TXDOT 5/8" capped iron rod found;

THENCE N 37°52'21" W, 14.45 feet, to a TXDOT 5/8" capped iron rod found;

THENCE N 08°44'20" E, 342.44 feet, to a TXDOT 5/8" capped iron rod found;

THENCE around a tangent curve to the left having a central angle of 03°02'05", a radius of 1210.00 feet, a chord of N 07°13'17" E - 64.08 feet, an arc length of 64.09 feet to the POINT OF BEGINNING with the subject tract containing 139,235.2 square feet or 3.1964 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT SSSS HOLDINGS, LLC, acting herein by and through its duly authorized officer, does hereby certify and adopt this plat designating the herein above described property as WESTSIDE ADDITION, BLOCK A, LOT 18R, an addition to the Town of Prosper, Texas, and does hereby dedicate, to the public use forever, the streets and alleys shown thereon. SSSS HOLDINGS, LLC, does herein certify the following:

- The streets and alleys are dedicated for street 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 utility entities 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 said 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.

Witness our hands this _____ day of _____, 2025.

SSSS HOLDINGS, LLC

By: _____
Signature

Name, Title

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 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

SURVEYOR'S CERTIFICATE

I, That I, Darren 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.

PRELIMINARY, THIS DOCUMENT
SHALL NOT BE RECORDED
FOR ANY PURPOSE

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

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 DARREN 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

REPLAT

WESTSIDE ADDITION
BLOCK A, LOT 18R
SITUATED IN THE J. GONZALES SURVEY, ABSTRACT NO. 447
IN THE TOWN OF PROSPER, DENTON COUNTY, TEXAS
139,235 Sq.Ft. / 3.196 Acres
Current Zoning: PD-94
Town Case No. DEVAPP-24-0133
Prepared Feb. 2025

Scale: 1" = 40' Oct-24 SEI Job No. 24-024