

STATE OF TEXAS §  
COUNTY OF COLLIN §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, PROSPER LAND COMPANY, L.L.C., is the owner of a tract of land situated in the Abiah Dyer Survey, Abstract No. 258, and the W.T. Horn Survey, Abstract No. 376 in the Town of Prosper, Collin County, Texas and also being the northeasterly portion of a 616.818 acre tract of land as recorded in Collin County Clerk's File No. 96-0062445 of the Deed Records of Collin County, Texas and being more particularly described as follows:

BEGINNING at a point on the south line of F.M. Road No. 1461 (a 90 foot right-of-way) and being the northwest corner of the said 616.818 acre tract, said point also being the northeast corner of the Bithell's 20 acre tract;

THENCE S.87°42'38"E., 373.11 feet along the said south line of F.M. Road No. 1461, and along the north line of the said 616.818 acre tract, to a point for corner;

THENCE S.02°17'22"W., 380.00 feet leaving the said south line of F.M. Road No. 1461 to a point for corner, said point being in a non-tangent curve to the right running in an easterly direction and having a central angle of 00°08'15" a radius of 20.00 feet and a chord bearing of N.87°46'46"W.;

THENCE along said curve 0.05 feet to the end of said curve, a point for corner;

THENCE S.87°42'38"E., 179.84 feet to a point for corner;

THENCE S.01°47'22"W., 320.52 feet to a point for corner;

THENCE S.88°12'38"E., 175.00 feet to a point for corner;

THENCE S.25°04'29"W., 190.80 feet to a point for corner;

THENCE S.01°28'23"E., 160.00 feet to a point for corner;

THENCE S.15°22'54"E., 160.00 feet to a point for corner;

THENCE S.30°05'23"E., 160.00 feet to a point for corner;

THENCE S.44°30'59"E., 160.00 feet to a point for corner;

THENCE S.58°24'38"E., 160.00 feet to a point for corner;

THENCE S.71°32'10"E., 152.37 feet to a point for corner;

THENCE S.72°40'09"E., 180.45 feet to a point for corner;

THENCE S.86°07'26"E., 280.64 feet to a point for corner;

THENCE S.31°16'56"E., 1204.10 feet to a point for corner;

THENCE S.29°38'34"E., 50.73 feet to a point for corner;

THENCE S.49°58'19"W., 232.25 feet to a point for corner;

THENCE N.44°18'16"W., 433.02 feet to a point for corner, said point being the beginning of a curve to the right having a central angle of 14°22'22" a radius of 2000.00 feet and a chord bearing of N.37°07'05"W.;

THENCE along said curve 501.70 feet to the end of said curve, a point for corner, said point being the beginning of a curve to the left having a central angle of 44°23'50" a radius of 450.00 feet and a chord bearing of N.52°07'49"W.;

THENCE along said curve 348.69 feet to the end of said curve, a point for corner;

THENCE N.74°19'44"W., 211.08 feet to a point for corner, said point being the beginning of a curve to the right having a central angle of 24°32'35" a radius of 975.00 feet and a chord bearing of N.62°03'26"W.;

THENCE along said curve 417.65 feet to the end of said curve, a point for corner;

THENCE S.52°00'01"W., 253.50 feet to a point for corner, said point being in the approximate center of Gentle Creek;

THENCE along the meanders of the said approximate center of Gentle Creek the following courses and distances:

THENCE N.43°31'10"W., 133.00 feet to a point for corner;

THENCE N.79°15'40"W., 96.00 feet to a point for corner;

THENCE N.48°05'50"W., 99.00 feet to a point for corner;

THENCE N.01°53'35"E., 151.00 feet to a point for corner;

THENCE N.67°22'35"W., 107.00 feet to a point for corner;

THENCE S.83°43'10"W., 42.00 feet to a point for corner;

THENCE N.51°56'30"W., 65.00 feet to a point for corner;

THENCE N.53°04'10"W., 106.00 feet to a point for corner;

THENCE N.34°22'20"W., 206.00 feet to a point for corner;

THENCE N.84°21'15"W., 106.00 feet to a point for corner;

THENCE S.50°21'40"W., 98.00 feet to a point for corner;

THENCE N.59°46'11"W., 169.56 feet to a point for corner;

THENCE N.39°28'10"W., 143.25 feet continuing along the said approximate center of Gentle Creek to a point for corner;

THENCE S.88°10'45"E., 606.38 feet leaving the said approximate center of Gentle Creek to a point for corner;

THENCE N.01°50'22"E., 1115.95 feet to the Point of Beginning and containing 41.945 acres (1,827,145 square feet) of land.

Accepted by the Council of the Town of Prosper, Texas:

*Richard D. Hoffman* Mayor, Town of Prosper Date

The undersigned, the Secretary of the Town of Prosper, hereby certifies that the foregoing plat of Gentle Creek Estates, Phase Two, an addition to the Town of Prosper was submitted to the Council on the 21 day of July, 1998, and the Council by formal action then and there accepted the dedication of streets, alleys, easements and public places as shown and set forth by this plat and the Council further authorized the Mayor to note the acceptance thereof by signing his name as hereinabove subscribed.

Witness my hand the 21 day of July, A.D. 1998.

*Shirley A. Jackson* Secretary, Town of Prosper

NEW ACCT# FROM: FROM: FROM: TAX YEAR:

ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.

26 LOTS SURVEYOR ROOME SURVEYING, INC. 2000 AVENUE G SUITE 804 PLANO, TEXAS 75074 (972) 423-4372

ENGINEER DOWDEY, ANDERSON & ASSOCIATES, INC. 5225 VILLAGE CREEK DRIVE SUITE 200 (972) 931-0694 PLANO, TEXAS 75093

THAT, PROSPER LAND COMPANY, L.L.C., acting herein by and through its duly authorized officer, does hereby adopt this plat designating the hereinabove described property as GENTLE CREEK ESTATES, PHASE TWO, an addition to the Town of Prosper, Texas and does hereby dedicate, to the public use forever the streets. 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. In addition, Utility Easements may also be used for the mutual use and accommodations 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 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 said Easements. The Town of Prosper and public utility entities 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 of procuring permission from anyone.

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

Witness my hand at Dallas, Texas this the 8 day of July, A.D. 1998.

*David A. Whitsett* Notary Public in and for the State of Texas

STATE OF TEXAS §  
COUNTY OF DALLAS §  
David A. Whitsett

Before me, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared ~~David A. Whitsett~~, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office, this the 8 day of July, 1998.

*Pennie B. Klahr* Notary Public in and for the State of Texas

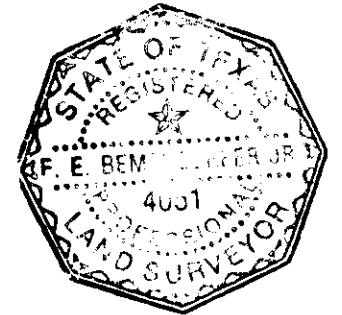
SURVEYORS CERTIFICATE



STATE OF TEXAS §  
COUNTY OF COLLIN §

KNOW ALL MEN BY THESE PRESENTS: That I, F.E. BEMENDERFER, JR., a Registered Professional Land Surveyor, do hereby certify that I have prepared this plat from an actual on the ground survey of the land; and the monuments shown hereon were found and/or placed under my personal supervision in accordance with the platting rules and regulations of the Town of Prosper, Texas.

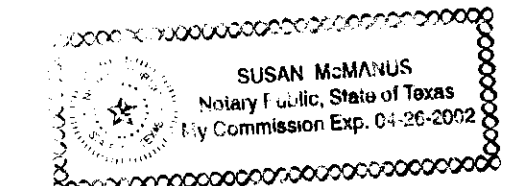
*F.E. Bemenderfer, Jr.* Registered Professional Land Surveyor No. 4051



STATE OF TEXAS §  
COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for the said Collin County, Texas on this day personally appeared F.E. Bemenderfer, Jr., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he 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 8 day of July, 1998.



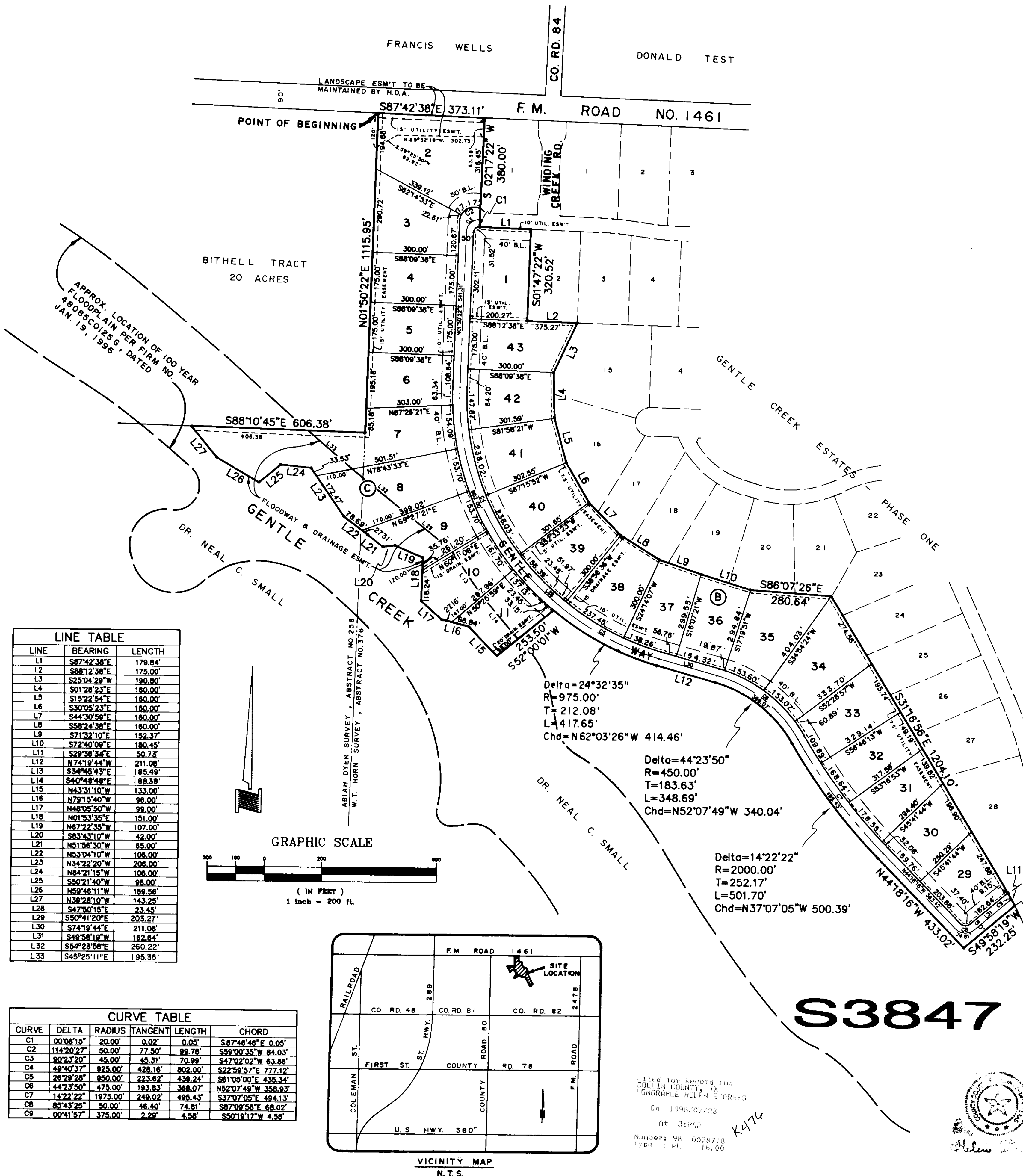
*Susan McManus* Notary Public in and for the State of Texas

FINAL PLAT  
GENTLE CREEK ESTATES  
PHASE TWO

AN ADDITION TO THE TOWN OF PROSPER  
ABIAH DYER SURVEY, ABSTRACT NO. 258  
W. T. HORN SURVEY, ABSTRACT NO. 376  
COLLIN COUNTY, TEXAS  
JULY, 1998 SCALE: 1" = 200'

OWNER  
PROSPER LAND COMPANY, L.L.C.  
14275 MIDWAY ROAD SUITE 100  
(972) 980-4170 DALLAS, TEXAS 75244

ENGINEER  
DOWDEY, ANDERSON & ASSOCIATES, INC.  
5225 VILLAGE CREEK DRIVE SUITE 200  
(972) 931-0694 PLANO, TEXAS 75093

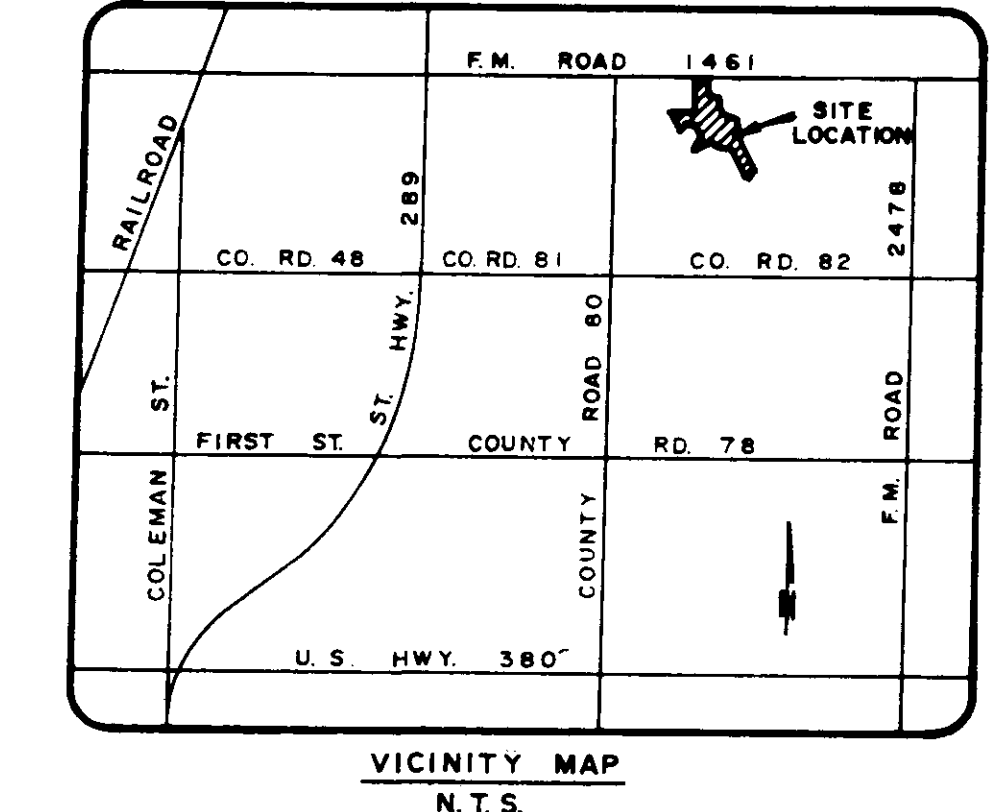


LINE TABLE

LINE	BEARING	LENGTH
L1	S87°42'38"E	179.84'
L2	S88°12'38"E	175.00'
L3	S23°04'29"W	190.80'
L4	S01°28'23"E	160.00'
L5	S15°22'54"E	160.00'
L6	S30°05'23"E	160.00'
L7	S44°30'59"E	160.00'
L8	S58°24'38"E	160.00'
L9	S71°32'10"E	152.37'
L10	S72°40'09"E	180.45'
L11	S29°38'34"E	50.73'
L12	N74°19'44"W	211.08'
L13	S34°46'46"E	185.49'
L14	S40°48'48"E	188.38'
L15	N43°31'10"W	133.00'
L16	N79°15'40"W	96.00'
L17	N48°05'50"W	99.00'
L18	N01°53'35"E	151.00'
L19	N67°22'35"W	107.00'
L20	S83°43'10"W	42.00'
L21	N51°56'30"W	65.00'
L22	N53°04'10"W	106.00'
L23	N34°22'20"W	206.00'
L24	N84°21'15"W	106.00'
L25	S50°21'40"W	98.00'
L26	N59°46'11"W	169.56'
L27	N39°28'10"W	143.25'
L28	S47°50'15"E	23.45'
L29	S62°41'20"E	203.27'
L30	S74°19'44"E	211.08'
L31	S49°58'19"W	162.84'
L32	S54°23'58"E	260.22'
L33	S45°25'11"E	195.35'

CURVE TABLE

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C1	00°08'15"	20.00'	0.02'	0.05'	S87°46'46"E 0.05'
C2	114°20'27"	50.00'	77.50'	99.78'	S59°00'35"W 84.03'
C3	90°23'20"	45.00'	45.31'	70.99'	S47°02'02"W 63.86'
C4	48°40'37"	925.00'	428.18'	804.00'	S22°58'57"E 777.12'
C5	28°29'28"	950.00'	223.62'	439.24'	S81°05'07"E 438.34'
C6	44°23'50"	475.00'	193.83'	368.07'	N52°07'49"W 358.83'
C7	14°22'22"	1975.00'	248.02'	495.43'	S37°07'05"E 494.13'
C8	85°43'25"	50.00'	46.40'	74.81'	S87°09'58"E 68.02'
C9	00°41'57"	375.00'	2.28'	4.58'	S50°19'17"W 4.58'



Filed for Record in: COLLIN COUNTY, TX HONORABLE HELEN STARNES On 1998/07/23 At 3:26p Number: 98-0028218 True: 1 PL 16.00

