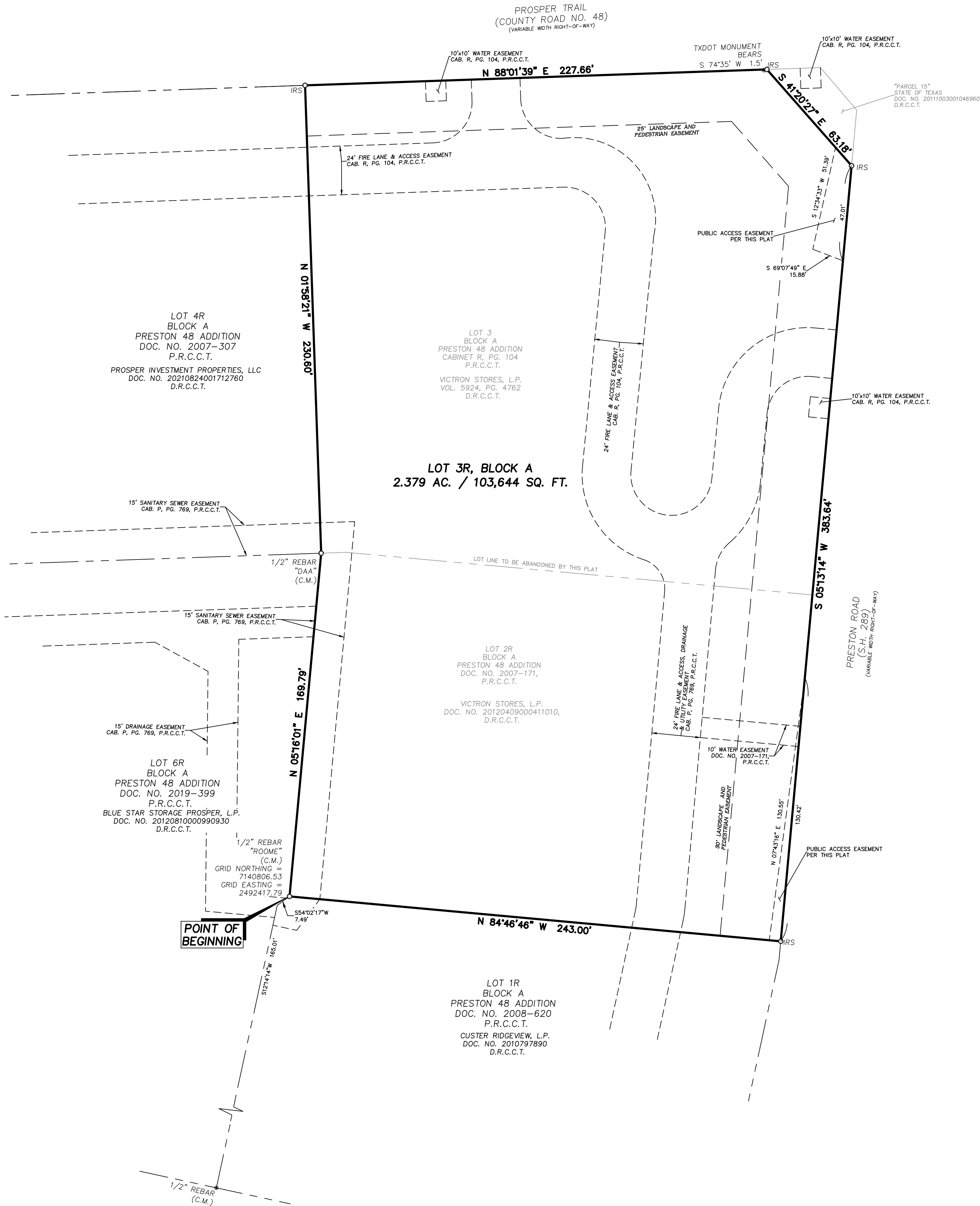
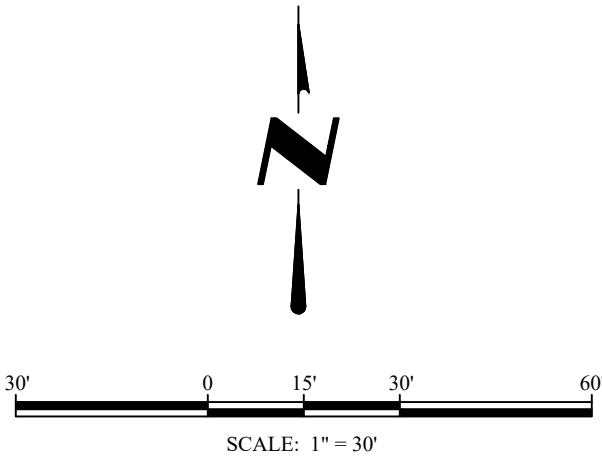


SURVEYOR'S NOTES:

- Bearings and distances are based on Texas State Plane Coordinate System, Texas North Central Zone 4202 North American Datum of 1983 (NAD 83) (U.S. Foot) with a combined scale factor of 1.000152710.
- This property lies within Zone "X" Unshaded of the Flood Insurance Rate Map for Collin County, Texas and Incorporated Areas, map no. 48085C0235J, dated June 02, 2009, via scaled map location and graphic plotting.
- Notice: Selling a portion of this addition by metes and bounds is a violation of City subdivision ordinance and state platting statutes and is subject to fines and withholding of utilities and building certificates.
- The purpose of this plat is to replat two recorded lots into one.



STATE OF TEXAS §  
COUNTY OF DENTON §

This is to certify that I, Mark N. Peoples, a Registered Professional Land Surveyor of the State of Texas, have platted the subdivision from an actual survey on the ground, and that this plat correctly represents that survey made by me or under my direction and supervision.

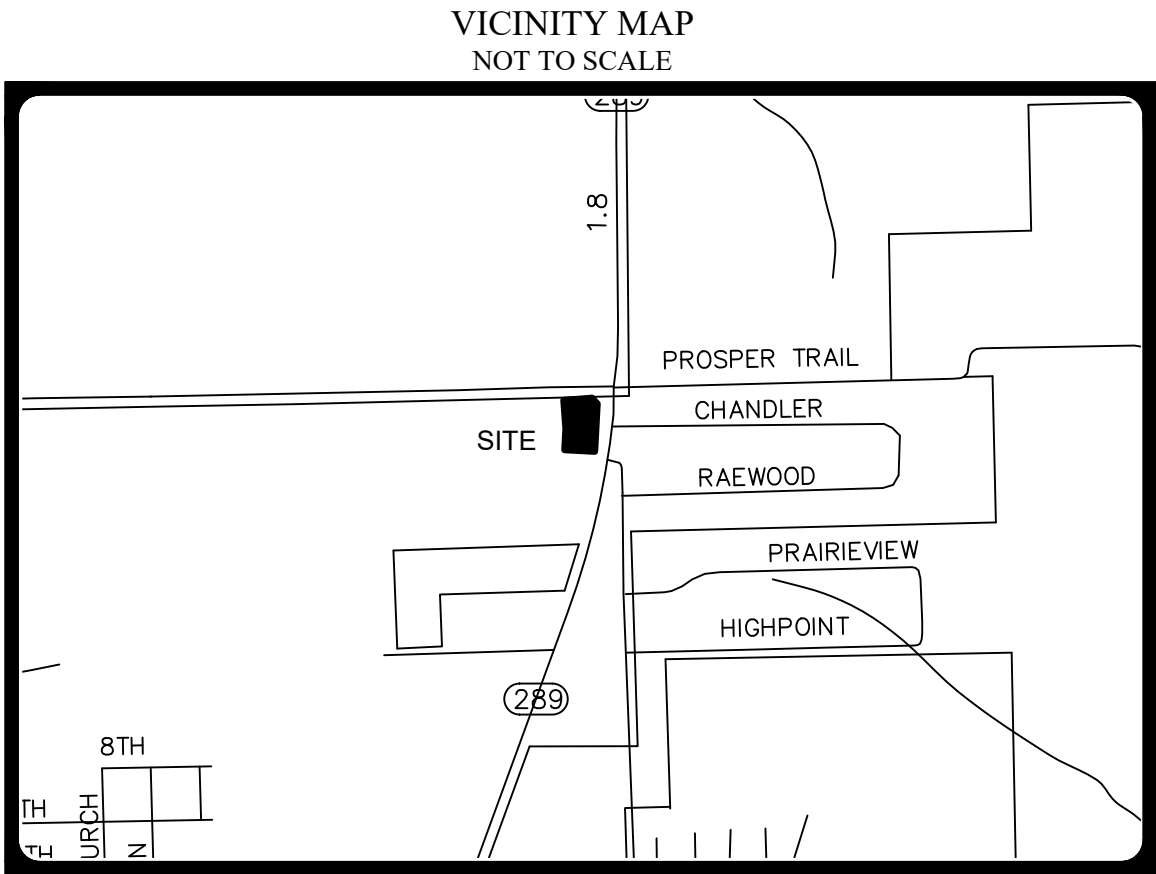
Mark N. Peoples, R.P.L.S.  
No. 6443

STATE OF TEXAS §  
COUNTY OF DENTON §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Mark N. Peoples, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_ day of \_\_\_\_ 20 \_\_\_\_.

Notary Public in and for the State of Texas



_____	Town Secretary
_____	Engineering Department
_____	Development Services Department

STATE OF TEXAS §  
COUNTY OF COLLIN §

WHEREAS Victor Stores, LP are the owners of a 2.379 acre tract of land situated on the J. Tunney Survey, Abstract Number 916, in the Town of Prosper, Collin County, Texas, and being all of Lot 2R, Block A, Preston 48 Addition, an addition to the Town of Prosper, Collin County, Texas, according to the map or plat thereof recorded in Instrument Number 2007-171, Plat Records, Collin County, Texas, and being part of Lot 3, Block A, Preston 48 Addition, an addition to the Town of Prosper, Collin County, Texas, according to the map or plat thereof recorded in Cabinet R, Page 104, Plat Records, Collin County, Texas, and being more particularly described by metes and bounds as follows: (Bearings and Distances are based on the State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD83)(US Foot) with a combined scale factor of 1.000152710);

BEGINNING at a 1/2-inch rebar with cap stamped "ROOME" found for the southwest corner of said Lot 2R;

THENCE North 05 degrees 16 minutes 01 seconds East, with the west line of said Lot 2R, a distance of 169.79 feet to a 1/2-inch rebar with cap stamped "DAA" found for the westernmost northwest corner thereof, same being the southwest corner of said Lot 3;

THENCE North 01 degrees 58 minutes 21 seconds West, with the west line of said Lot 3, a distance of 230.60 feet to a 1/2-inch rebar with cap stamped "WINDROSE" set for the northwest corner thereof; said point lying on the south right-of-way line of Prosper Trail (County Road No. 48) (variable width right-of-way);

THENCE North 88 degrees 01 minutes 39 seconds East, with the north line of said Lot 3, and the south right-of-way line of said Prosper Trail, a distance of 227.66 feet to a point for the westernmost corner of that same tract of land described as "Parcel 15" to the State of Texas in Special Warranty Deed recorded in Document Number 20111003001046960, Official Public Records, Collin County, Texas; from said point a TxDOT Monument found bears South 74 degrees 35 minutes West, a distance of 1.5 feet;

THENCE South 41 degrees 20 minutes 27 seconds East, over, with the southwest line of said "Parcel 15", a distance of 63.18 feet to a 1/2-inch rebar with cap stamped "WINDROSE" set for the south corner thereof; said point lying on the east line of said Lot 3, and the west right-of-way line of Preston Road (State Highway 289) (variable width right-of-way);

THENCE South 05 degrees 13 minutes 14 seconds West, with the east line of said Lot 3, the east line of said Lot 2R, and with the west right-of-way line of said Preston Road, a distance of 383.64 feet to a 1/2-inch rebar with cap stamped "WINDROSE" set for the southeast corner of said Lot 2R;

THENCE North 84 degrees 46 minutes 46 seconds West, departing the west right-of-way line of said Preston Road, and with the south line of said Lot 2R, a distance of 243.00 feet to the POINT OF BEGINNING and containing 103,644 square feet or 2.379 acres of land, more or less;

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

THAT Victor Stores, LP, acting herein by and through its duly authorized officers, does hereby certify and adopt this plat designated the herein above described property as **Preston 48 Addition**, an addition to the Town of Prosper. The streets and alleys shown on this plat as access easements are for the use and benefit or the owner of the property of this subdivision, their leases, invitees, and licensees. By acceptance of a deed conveying title to any lot in this subdivision, the owner thereof shall be deemed to have agreed and acknowledged and does certify the following:

- The streets and alleys are dedicated for street and alley purposes.
- Any 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 ways 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.

Victor Stores, LP, a Texas Limited Partnership  
BY: Victor Investment, LLC, a Texas Limited Liability Company, its General Partner

Mohamed Sharaf, Vice President

STATE OF TEXAS §  
COUNTY OF §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared \_\_\_\_\_, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

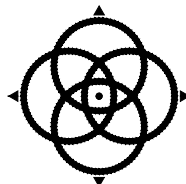
GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_ day of \_\_\_\_ 20 \_\_\_\_.

Notary Public in and for the State of Texas

DEVAPP-23-0009

REPLAT  
PRESTON 48 ADDITION  
LOT 3R, BLOCK A

Being a 2.379 Acre Tract  
Being a Replat of all of Lot 2R, Block A  
of Preston 48 Addition, an addition  
to the Town of Prosper, as recorded  
in Instrument Number 2007-171, P.R.C.C.T.  
also being a portion of Lot 3, Block A of  
Preston 48 Addition, an addition to the  
Town of Prosper, as recorded in  
Cab. P, Pg. 769, P.R.C.C.T.  
John R. Tunney Survey, Abst. No. 916  
Town of Prosper, Collin County, Texas



**WINDROSE**  
LAND SURVEYING & PLATTING  
1955 LAKEWAY DRIVE, SUITE 220 | LEWISVILLE, TX 75057 | 214.217.2544  
FIRM REGISTRATION NO. 10174331 | WINDROSESERVICES.COM

DRAWN BY: G.L.C. DATE: 12/12/2022 CHECKED BY: M.P. JOB NO.: D58088

Point of Contact:  
Mark N. Peoples  
972-370-5871  
mark.peoples@windroseservices.com  
Last Revision Date: 09/14/2023

ENGINEER  
Langon  
1101 E SE Loop 323  
Tyler, Texas 75701  
POC: Shawn Hill  
Phone: 903-324-8419

OWNER/DEVELOPER  
Victor Stores, LP  
PO Box 2599  
Waxahachie, Texas 75165  
POC: Mohamed Sharaf  
Phone: 817-517-2051