

OWNER'S CERTIFICATE
STATE OF TEXAS §
COUNTY OF § Collin

WHEREAS, RAMAKRISHNA GULLAPALLI are the owners of a tract of land situated in the JEREMIAH HORN Survey, Abstract No. 411, Collin County, Texas and being out of a 36.205 acre tract conveyed to them by PROSPER 380 TOLLWAY, LP AND MYTHR PROSPER TOWN HOME LP, and being more particularly described as follows:

BEING A 20.225 ACRE TRACT OF LAND SITUATED IN THE JEREMIAH HORN SURVEY, ABSTRACT NUMBER 411 IN THE TOWN OF PROSPER, COLLIN COUNTY, TEXAS AND BEING PART OF A TRACT OF LAND DESCRIBED IN DEED TO PROSPER HOLLOW 380 LP, RECORDED IN INSTRUMENT NUMBER 2024000021364 OF THE OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS (P.R.C.C.T.), AND BEING PART OF A TRACT OF LAND DESCRIBED IN DEED TO MYTHR PROSPER HOLLOW COMMERCIAL, LLC, RECORDED IN INSTRUMENT NUMBER 2024000021365 OF THE OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS, SAID 20.225 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED 'SPONDER 5922' FOUND AT THE SOUTHEAST CORNER OF SAID PROSPER HOLLOW TRACT, BEING THE SOUTHWEST CORNER OF LOT 2, BLOCK A OF BROOKHOLLOW APARTMENTS, AN ADDITION TO THE TOWN OF PROSPER RECORDED IN INSTRUMENT NUMBER 202107010002730 OF THE PLAT RECORDS OF COLLIN COUNTY, TEXAS (P.R.C.C.T.), AND BEING IN THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 380 (A VARIABLE WIDTH RIGHT-OF-WAY) FROM WHICH A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED 'OWENS 5387' BEARS.

THENCE NORTHEAST 39 MINUTES 39 SECONDS WEST, DEPARTING THE NORTH RIGHT-OF-WAY LINE OF SAID BLOCK PRESTON HOLLOW LP TRACT AND THE WEST LINE OF SAID LOT 2, BLOCK A, PASSING AT A DISTANCE OF 151.98 FEET, A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED 'OWENS 5387' FOUND FOR THE NORTHWEST CORNER OF LOT 1, BLOCK A, OF SAID BROOKHOLLOW APARTMENTS AND IN THE EAST LINE OF SAID MYTHR PROSPER HOLLOW COMMERCIAL LLC TRACT, CONTINUING ALONG THE EAST LINE OF SAID MYTHR PROSPER HOLLOW COMMERCIAL LLC TRACT AND THE WEST LINE OF SAID LOT 1, BLOCK A, IN ALL A TOTAL DISTANCE OF 464.03 FEET TO A 1/2-INCH CAPPED IRON ROD STAMPED "WESTWOOD PS" SET FOR THE POINT-OF-BEGINNING, SAID POINT BEING AT THE SOUTHEAST CORNER OF SAID PROSPER HOLLOW 380 LP TRACT.

THENCE NORTH 89 DEGREES 35 MINUTES 30 SECONDS WEST, DEPARTING THE WEST LINE OF SAID LOT 1, BLOCK A AND THE EAST LINE OF SAID MYTHR PROSPER HOLLOW COMMERCIAL, LLC TRACT, ALONG THE SOUTH LINE OF SAID PROSPER HOLLOW 380 LP TRACT, A DISTANCE OF 1,428.85 FEET TO A POINT.

THENCE SOUTH 59 DEGREES 05 MINUTES 28 SECONDS WEST, DEPARTING THE SAID SOUTH LINE OF THE PROSPER HOLLOW 380 LP TRACT, A DISTANCE OF 165.43 FEET TO A POINT IN A NON-TANGENT CURVE TO THE RIGHT AND BEING IN THE WEST LINE OF SAID MYTHR PROSPER HOLLOW COMMERCIAL, LLC TRACT.

THENCE ALONG THE WEST LINE OF SAID PROSPER HOLLOW 380 LP TRACT AND SAID MYTHR PROSPER HOLLOW COMMERCIAL, LLC TRACT, THE FOLLOWING COURSES AND DISTANCES:

ALONG SAID NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 05 DEGREES 08 MINUTES 50 SECONDS, A RADIUS OF 1,062.50 FEET, AND AN ARC LENGTH OF 95.45 FEET (CHORD BEARS NORTH 25 DEGREES 16 MINUTES 40 SECONDS WEST, 95.42 FEET) TO A POINT FOR THE BEGINNING OF A REVERSE CURVE TO THE LEFT;

ALONG SAID REVERSE CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 18 DEGREES 02 MINUTES 42 SECONDS, A RADIUS OF 225.34 FEET, AND AN ARC LENGTH OF 70.97 FEET (CHORD BEARS NORTH 11 DEGREES 04 MINUTES 10 SECONDS WEST, 70.68 FEET) TO A POINT FOR THE BEGINNING OF A REVERSE CURVE TO THE LEFT;

ALONG SAID REVERSE CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 18 DEGREES 31 MINUTES 10 SECONDS, A RADIUS OF 418.56 FEET, AND AN ARC LENGTH OF 135.29 FEET (CHORD BEARS NORTH 11 DEGREES 29 MINUTES 28 SECONDS WEST, 134.70 FEET) TO A POINT FOR THE BEGINNING OF A REVERSE CURVE TO THE RIGHT;

ALONG SAID REVERSE CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 30 DEGREES 08 MINUTES 00 SECONDS, A RADIUS OF 230.01 FEET, AND AN ARC LENGTH OF 120.97 FEET (CHORD BEARS NORTH 05 DEGREES 41 MINUTES 03 SECONDS WEST, 119.58 FEET) TO A POINT FOR THE BEGINNING OF A COMPOUND CURVE TO THE RIGHT;

ALONG SAID COMPOUND CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 33 DEGREES 46 MINUTES 58 SECONDS, A RADIUS OF 416.48 FEET, AND AN ARC LENGTH OF 245.56 FEET (CHORD BEARS NORTH 26 DEGREES 16 MINUTES 26 SECONDS EAST, 242.02 FEET) TO A 1/2-INCH IRON ROD FOUND FOR THE END OF SAID CURVE AND THE NORTHWEST CORNER OF SAID PROSPER HOLLOW 380 LP TRACT;

THENCE SOUTH 89 DEGREES 35 MINUTES 30 SECONDS EAST, DEPARTING THE SAID WEST LINES OF THE PROSPER HOLLOW 380 LP TRACT AND THE MYTHR PROSPER HOLLOW COMMERCIAL, LLC TRACT, ALONG THE NORTH LINE OF SAID PROSPER HOLLOW 380 LP TRACT, A DISTANCE OF 1,542.42 FEET TO A POINT FOR THE NORTHEAST CORNER OF SAID PRESTON HOLLOW LP TRACT AND IN THE WEST LINE OF SAID LOT 1, BLOCK A;

THENCE SOUTH 00 DEGREES 39 MINUTES 47 SECONDS EAST, ALONG THE EAST LINE OF SAID PRESTON HOLLOW LP AND THE WEST LINE OF SAID LOT 1, BLOCK A, A DISTANCE OF 537.84 FEET TO THE POINT-OF-BEGINNING AND CONTAINING 880.984 SQUARE FEET OR 20.225 ACRES OF LAND.

NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS: THAT RAMAKRISHNA GULLAPALLI acting herein by and through its duly authorized officers, does hereby certify and adopt this plat designated the herein above described property as BROOKHOLLOW TOWNHOMES an addition to the Town of Prosper, and does hereby dedicate to the public use forever, the streets and alleys shown thereon. (The Owner Name) does hereby certify the following:

1. The streets and alleys are dedicated for street and alley purposes.
2. All public improvements and dedications shall be free and clear of all debt, liens, and/or encumbrances.
3. The easements and public use areas, as shown are dedicated for the public use forever for the purposes indicated on this plat.
4. No building, fences, trees, shrubs, or other improvements or growth shall be constructed or placed upon, over or shown, except that landscape improvements may be placed in landscape easements if approved by the Town of Prosper, across the easements as.
5. The Town of Prosper is not responsible for replacing any improvements in, under, or over any easements caused by maintenance or repair.
6. 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.
7. 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 way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in the easements.
8. 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.
9. All modifications to this document shall be by means of plat and approved by the Town of Prosper.
10. For lots adjacent to a Floodplain Only:
 - a. 100 Year Floodplain Easement Restriction: Construction within the floodplain may not occur until approved by the Town. (A request for construction within the floodplain easement must be accompanied with detailed engineering plans and studies indicating that no flooding will result, that no obstruction to the natural flow of water will result; and subject to all owners or the property affected by such construction becoming a party to the request.) Where construction is approved, all finished floor elevations shall be a minimum of one (1) foot above the 100-year flood elevation as determined by analyzing the ultimate build-out conditions of the entire drainage basin. Existing creeks, lakes, reservoirs, or drainage channels traversing along or across portions of this addition, will remain as an open channel at all times and will be maintained by the individual owners of the lot or lots that are traversed by the drainage courses along or across said lots. The Town will not be responsible for the maintenance and operation of said drainage ways or for the control of erosion. Each property owner shall keep the natural drainage channels traversing his/her property clean and free of debris, silt, or any substance that would result in unsanitary conditions. The Town shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the property owner to alleviate any undesirable conditions, which may occur. The Town is not obligated to maintain or assist with maintenance of the area. The natural drainage channels, as in the case of all natural drainage channels, are subject to storm water overflow and natural bank erosion. The Town shall not be liable for damages of any nature resulting from the occurrence of these natural phenomena, nor resulting from a failure of any structure(s) within the natural drainage channels. The natural drainage channel crossing each lot is shown by the Floodway easement line as shown on the plat. If a Subdivision alters the horizontal or vertical floodplain, a Fema Floodway map revision may be required.

This plat approved subject to all plating ordinances, rules, regulations, and resolutions of the Town of Prosper, Texas. WITNESS, my hand, this the _____ day of _____, 20_____.
BY: _____

Authorized Signature _____ Printed Name and Title _____

STATE OF TEXAS § COUNTY OF § (Collin or Denton County as appropriate)

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/she 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 _____, 20_____. Notary Public, State of Texas

LOT AREAS

BLOCK	LOT	AREA (SF)
1	1	2152
1	2	1540
1	3	400
1	4	1540
1	5	1890
1	6	1890
1	7	1540
1	8	1540
1	9	1894
1	10	1941
1	11	1504
1	12	1982
1	13	2152
1	14	1540
1	15	1400
1	16	1540
1	17	1890
1	18	1890
1	19	1540
1	20	1540
1	21	1890
1	22	1890
1	23	1400
1	24	2152
2	1	2687
2	2	1540
2	3	1540
2	4	1890
2	5	1890
2	6	1400
2	7	2152
2	8	1540
2	9	1890
2	10	1890
2	11	1400
2	12	2152
2	13	2502
2	14	1540
2	15	1540
2	16	1540
2	17	1540
2	18	1540
2	19	1890
2	20	1400
2	21	1540
2	22	1400
2	23	1890
2	24	1540
2	25	1400
2	26	1404
2	27	1478
2	28	2230
3	1	2153
3	2	1540
3	3	1400
3	4	1540
3	5	1890
3	6	1540
3	7	1540
3	8	1540
3	9	1890
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3	11	1400
3	12	2152
3	13	2502
3	14	1540
3	15	1540
3	16	1540
3	17	1540
3	18	1540
3	19	1645
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