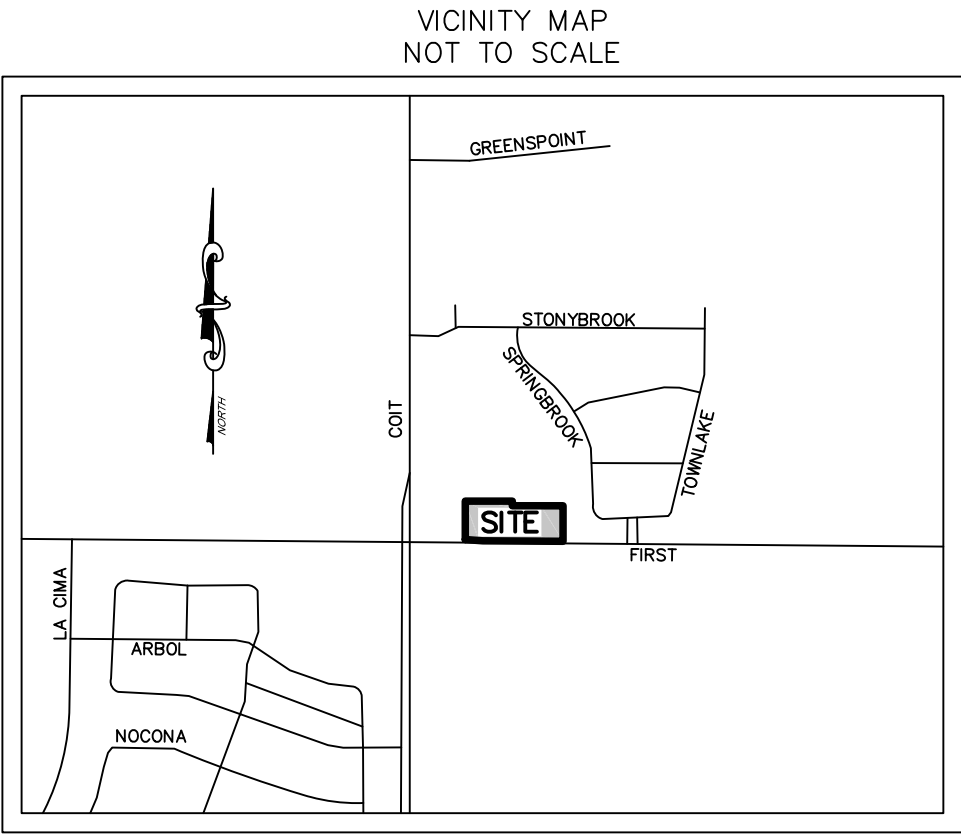




**GENERAL NOTES:**

- Bearings of lines shown hereon refer to Grid North of the Texas Coordinate System of 1983 (North Central Zone 4202; NAD83 (2011) Epoch 2010) as derived locally from Allterra Central's Continuously Operating Reference Stations (CORS) via Real Time Kinematic (RTK) Methods. An average Combination Factor of 1.000153614 was used to scale grid coordinates and distances to surface.
- 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.
- All corners shown hereon are Iron Rod Found with "Peiser & Mankin" red plastic cap, unless otherwise noted.
- No floodplain exists on the site.
- Landscape Easements shall be exclusive of other easements unless shown on this plat and approved by the Town.

**FLOOD CERTIFICATE:**

No floodplain exists on this site. As determined by the FLOOD INSURANCE RATE MAPS for Collin County, the subject property Does Not appear to lie within a Special Flood Hazard Area (100 Year Flood), Map date 6/2/09 Community Panel No. 48085C0235J subject lot is located in Zone 'X'. If this site is not within an identified flood hazard area, this Flood Statement does not imply that the property and/or 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.

**LEGEND:**  
IRS = IRON ROD SET WITH "PEISER & MANKIN RED PLASTIC CAP  
IRF = IRON ROD FOUND  
YCI RF = IRON ROD WITH YELLOW CAP  
FOUND  
VOL = VOLUME, PG = PAGE  
DOC = DOCUMENT  
NO = NUMBER  
CC# = COUNTY CLERK'S FILE NUMBER

**PURPOSE OF FINAL PLAT:**

TO SHOW/LABEL EASEMENTS  
TO BE DEDICATED FOR  
DEVELOPMENT OF LOTS 1 & 2

**OWNER'S CERTIFICATE**

STATE OF TEXAS §  
COUNTY OF COLLIN §

Whereas Prosper First Venture LLC and Prosper Second Venture, LLC are the owners of a tract of land situated in the William H. Thomason Survey, Abstract No. 895, Town of Prosper, Collin County, Texas, and being Lots 1-2, Block A, Mustang Texas Realty Addition, an Addition to the Town of Prosper, Collin County, Texas, according to the plat thereof recorded in Volume 2024, Page 794, Plat Records of Collin County, Texas, and being all of that certain tract of land conveyed to Prosper First Venture LLC by Special Warranty Deed recorded in County Clerk's File No. 2024000111681, Official Public Records, Collin County, Texas, and being all of that certain tract of land conveyed to Prosper Second Venture, LLC by Special Warranty Deed recorded in County Clerk's File No. 2024000111171, Official Public Records, Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with red plastic cap stamped "Peiser & Mankin SURV" found (hereinafter referred to as 1/2 inch iron rod found) for the southeast corner of said Lot 1, same being the southwest corner of Block B, Greenspoint-Phase 1, an addition to the Town of Prosper, Collin County, Texas, according to the plat thereof recorded in Volume 2006, Page 345, Plat Records, Collin County, Texas, same being in the north right-of-way line of E. First Street (a variable width right-of-way);

THENCE South 89 deg. 40 min. 39 sec. West, along the common line of said Lot 1 and said E. First Street, passing a 1/2 inch iron rod found for the southwest corner of said Lot 1, same being the southeast corner of aforesaid Lot 2, and continuing along the common line of said Lot 2 and said First Street, a total distance of 415.55 feet to a 1/2 inch iron rod found for angle point;

THENCE North 86 deg. 30 min. 36 sec. West, continuing along the common line of said Lot 2 and said E. First Street, a distance of 129.66 feet to a 1/2 inch iron rod found for the southwest corner of said Lot 2, same being the most southerly southeast corner of Lot 3, aforesaid Block A, Mustang Texas Realty Addition;

THENCE along the common line of said Lots 2 and 3 as follows:

North 00 deg. 19 min. 21 sec. West, a distance of 271.29 feet to a 1/2 inch iron rod found for the northwest corner of said Lot 2;

North 89 deg. 40 min. 39 sec. East, a distance of 300.01 feet to a 1/2 inch iron rod found for the northeast corner of said Lot 2;

South 00 deg. 19 min. 21 sec. East, a distance of 14.65 feet to a 1/2 inch iron rod found for the northwest corner of aforesaid Lot 1;

THENCE North 89 deg. 40 min. 39 sec. East, along the common line of said Lot 1 and said Lot 3, a distance of 243.15 feet to a 1/2 inch iron rod found for the northeast corner of said Lot 1, same being the most easterly southeast corner of said Lot 3, same being in the west line of aforesaid Block B;

THENCE South 00 deg. 42 min. 15 sec. East, along the common line of said Lot 1 and said Block B, a distance of 265.27 feet to the POINT OF BEGINNING and containing 148,152 square feet or 3.401 acres of computed land, more or less.

**SURVEYOR'S CERTIFICATE**

KNOW ALL MEN BY THESE PRESENTS:

That I, Timothy R Mankin, do hereby certify that I have prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision Regulation of the Town of Prosper, Texas

Dated this \_\_\_\_ day of \_\_\_\_\_, 2025

PRELIMINARY--NOT TO BE RECORDED FOR ANY REASON

Timothy R Mankin  
Registered Professional Land Surveyor  
Texas Registration No. 6122

STATE OF TEXAS §  
COUNTY OF TARRANT §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this personally appeared Timothy R Mankin, 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.

Notary Public in and for the State of Texas

**OWNER'S CERTIFICATE**

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT Prosper First Venture LLC and Prosper Second Venture LLC acting herein by and through its duly authorized officers, does hereby certify and adopt this plat designating the herein above described property as **MUSTANG TEXAS REALTY ADDITION, BLOCK A, LOTS 1-2**, an addition to the Town of Prosper, and does hereby dedicate to the public use forever, the streets and alleys shown thereon. The Prosper First Venture LLC and Prosper Second Venture LLC does 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 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 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 growth 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 form 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, my hand, this the \_\_\_\_ day of \_\_\_\_\_, 2025.

Prosper First Venture LLC

By: \_\_\_\_\_  
Authorized Signature, Vidwan Katkuri, Managing Member

STATE OF TEXAS §  
COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this personally appeared Vidwan Katkuri, 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 \_\_\_\_ day of \_\_\_\_\_, 2025.

Notary Public in and for the State of Texas

WITNESS, my hand, this the \_\_\_\_ day of \_\_\_\_\_, 2025.

Prosper Second Venture LLC

By: \_\_\_\_\_  
Authorized Signature, Vidwan Katkuri, Managing Member

STATE OF TEXAS  
COUNTY OF COLLIN

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this personally appeared Vidwan Katkuri, 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 \_\_\_\_ day of \_\_\_\_\_, 2025.

Notary Public in and for the State of Texas

**FINAL PLAT  
MUSTANG TEXAS REALTY ADDITION  
BLOCK A, LOTS 1-2**

BEING A FINAL PLAT OF LOTS 1-2, BLOCK A, MUSTANG TEXAS REALTY ADDITION, ADDITION TO THE TOWN OF PROSPER, COLLIN COUNTY, TEXAS  
ACCORDING TO THE PLAT THEREOF RECORDED IN VOL. 2024, PG. 794  
OF THE OFFICIAL PUBLIC RECORDS OF COLLIN, COUNTY, TEXAS  
AND BEING SITUATED IN THE WILLIAM H. THOMASON SURVEY, ABSTRACT NO. 895,  
TOWN OF PROSPER, COLLIN COUNTY, TEXAS  
3.401 ACRES  
MARCH 2025

Town of Prosper Project No.:DEVAPP-24-0153

**PEISER & MANKIN SURVEYING, LLC**  
**www.peisersurveying.com**

1612 HART STREET,  
SUITE 201  
SOUTH LAKE, TEXAS 76092  
817-481-1806 (O)

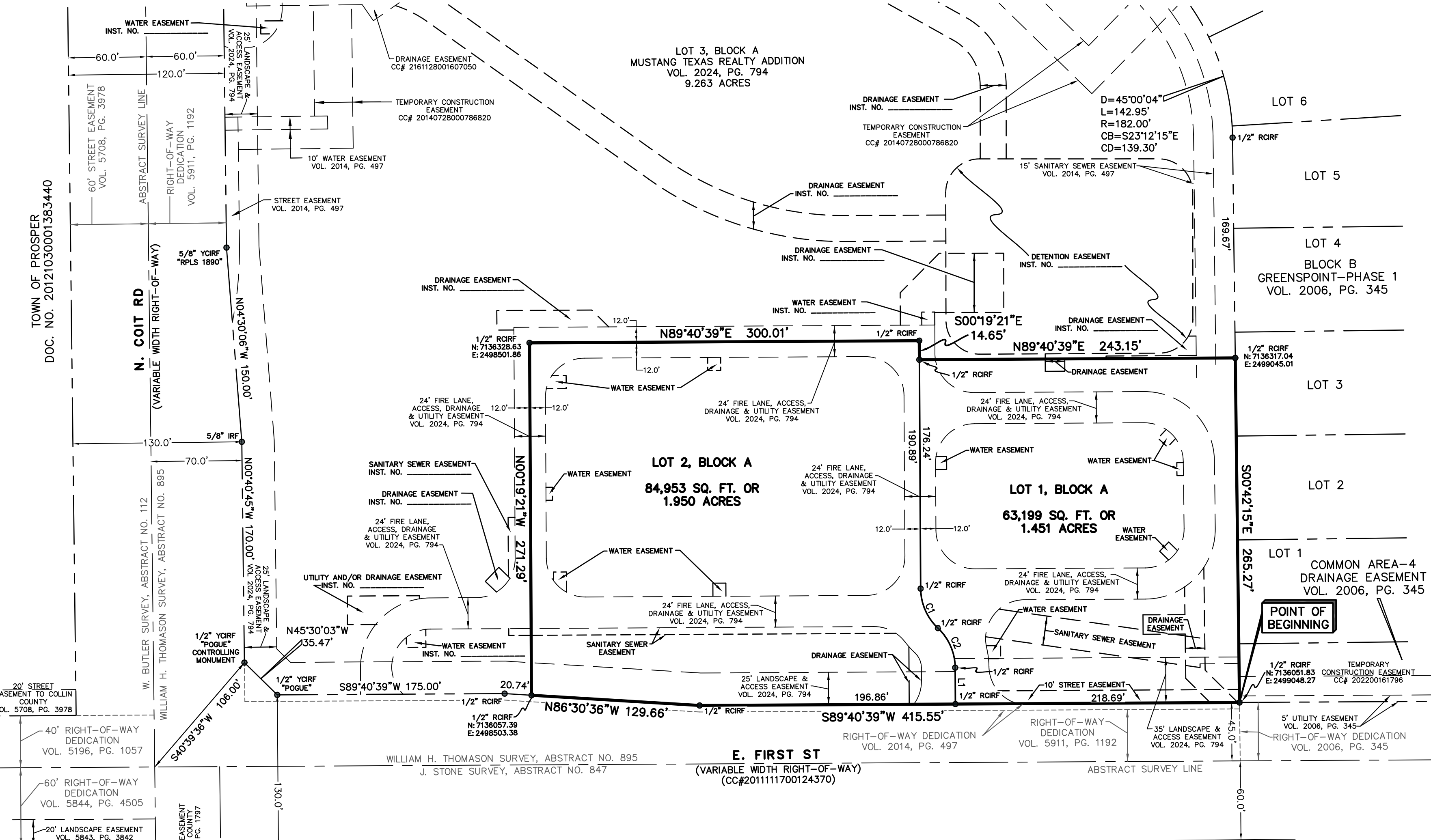
COMMERCIAL  
RESIDENTIAL  
BOUNDARIES  
TOPOGRAPHY  
MORTGAGE

Texas  
Society of  
Professional  
Surveyors

Member Since 1977

|             |           |
|-------------|-----------|
| JOB NO.:    | 17-0112   |
| DATE:       | 10/9/2024 |
| REV:        | 3/27/2025 |
| REV:        | 4/23/2025 |
| REV:        | 6/6/2025  |
| REV:        | 6/12/2025 |
| REV:        | 6/20/2025 |
| REV:        | 7/9/2025  |
| REV:        | 9/10/2025 |
| REV:        | 9/25/2025 |
| REV:        | 11/7/2023 |
| FIELD DATE: | 11/7/2023 |
| SCALE:      | 1" = 60'  |
| FIELD:      | A.R.M.    |
| DRAWN:      | J.S.W.    |
| CHECKED:    | T.R.M.    |

|       |   |
|-------|---|
| SHEET | 1 |
| OF    | 2 |



**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 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.

**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 good repair at all times and keep the same free and clear of any structures, fenced 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 lane, 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.

**STREET EASEMENT**

The area or areas shown on the plat as "Street Easement" are hereby given and granted to the Town of Prosper (Called "Town") its successors and assigns, as an easement to construct, reconstruct, operate, repair, re-build, replace, relocated, alter, remove and perpetually maintain street and highway facilities, together with all appurtenances and incidental improvements, in, upon and across certain real property owned by Grantor. Appurtenances and incidental improvements include, but are not limited to, curbs, gutters, inlets, aprons, traffic signs with or without attached flashing lights, guard rails, sidewalks, buried conduits, buried Town utilities, and underground franchise utilities. Street Easements shall remain accessible at all times and shall be maintained by the Owners of the lot or lots that are traversed by, or adjacent to the Street Easement. After doing any work in connection with the construction, operation or repair of the street and highway facilities, the Town shall restore the surface of the Street Easements as close to the condition in which it was found before such work was undertaken as is reasonably practicable, except for trees, shrubs and structures within the Street Easement that were removed as a result of such work.

SEE EASEMENT DETAIL FOR WATER,  
STREET, SANITARY SEWER EASEMENT  
& DRAINAGE EASEMENT ANNOTATIONS  
& TAGS

| BOUNDARY LINE TABLE |               |          |  |
|---------------------|---------------|----------|--|
| LINE                | BEARING       | DISTANCE |  |
| L1                  | S 00°19'21" E | 28.04'   |  |

| BOUNDARY CURVE TABLE |        |            |              |               |             |
|----------------------|--------|------------|--------------|---------------|-------------|
| CURVE                | RADIUS | ARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA ANGLE |
| C1                   | 42.00' | 34.12'     | 33.19'       | S 23°35'45" E | 46°32'47"   |
| C2                   | 42.00' | 34.12'     | 33.19'       | S 23°35'45" E | 46°32'47"   |

**CERTIFICATE OF APPROVAL**

Approved this \_\_\_\_ day of \_\_\_\_\_, 2025 by the Planning & Zoning Commission of the Town of Prosper, Texas.

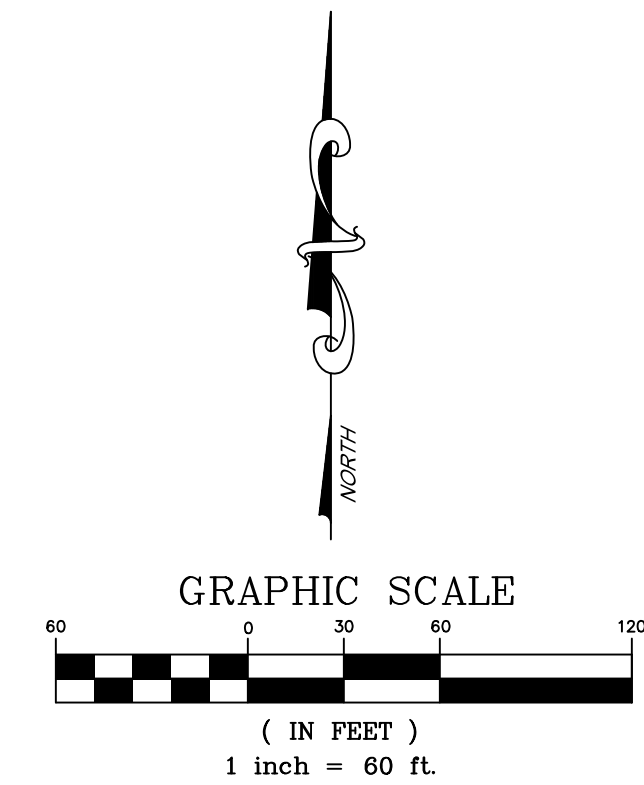
\_\_\_\_\_  
Town Secretary

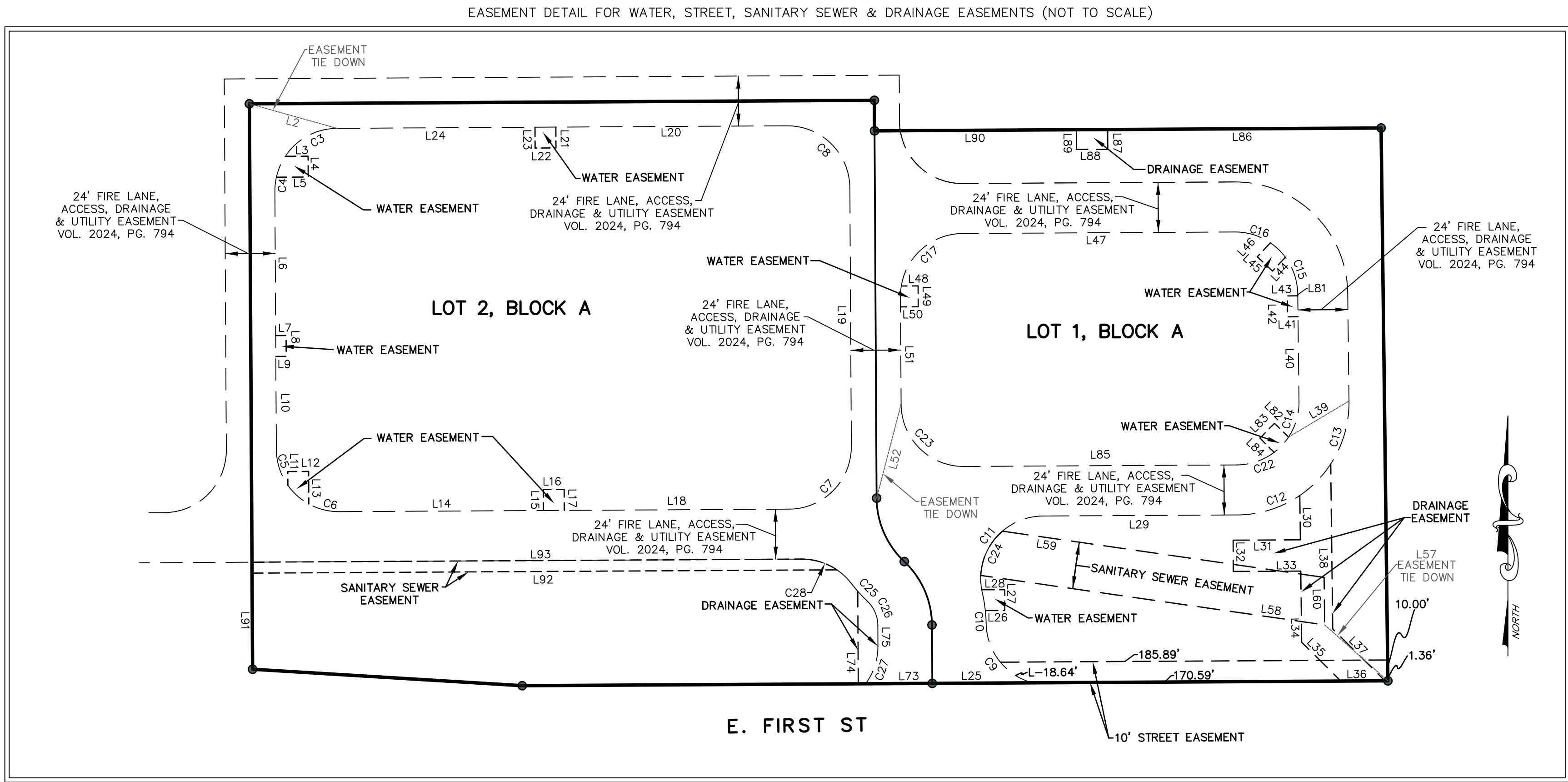
\_\_\_\_\_  
Engineer Department

\_\_\_\_\_  
Development Services Department

**LINE TYPE TABLE**

|     |                   |
|-----|-------------------|
| --- | BOUNDARY LINE     |
| --- | ADJOINER LINE     |
| --- | EASEMENT LINE     |
| --- | BUILDING LINE     |
| --- | STREET CENTERLINE |





| LINE TABLE EASEMENT DETAIL |               |          | LINE TABLE EASEMENT DETAIL |               |          |
|----------------------------|---------------|----------|----------------------------|---------------|----------|
| LINE                       | BEARING       | DISTANCE | LINE                       | BEARING       | DISTANCE |
| L2                         | S 74°22'38" E | 43.68'   | L39                        | S 59°11'23" W | 33.82'   |
| L3                         | N 89°40'39" E | 10.94'   | L40                        | N 00°42'15" W | 40.77'   |
| L4                         | S 00°19'21" E | 10.00'   | L41                        | S 89°17'45" W | 5.00'    |
| L5                         | S 89°40'39" W | 15.27'   | L42                        | N 00°42'15" W | 10.00'   |
| L6                         | S 00°19'21" E | 69.27'   | L43                        | N 89°17'45" E | 5.00'    |
| L7                         | N 89°40'39" E | 5.00'    | L44                        | S 43°04'46" W | 9.06'    |
| L8                         | S 00°19'21" E | 10.00'   | L45                        | N 46°55'14" W | 10.00'   |
| L9                         | S 89°40'39" W | 5.00'    | L46                        | N 43°04'46" E | 9.19'    |
| L10                        | S 00°19'21" E | 44.65'   | L47                        | S 89°40'39" W | 130.68'  |
| L11                        | N 00°19'21" W | 6.61'    | L48                        | N 89°40'39" E | 8.08'    |
| L12                        | N 89°40'39" E | 10.00'   | L49                        | S 00°19'21" E | 10.00'   |
| L13                        | S 00°19'21" E | 15.61'   | L50                        | S 89°40'39" W | 8.50'    |
| L14                        | N 89°40'39" E | 98.05'   | L51                        | S 00°19'21" E | 46.75'   |
| L15                        | N 00°19'21" W | 10.10'   | L52                        | S 14°36'56" W | 46.55'   |
| L16                        | N 89°40'39" E | 10.00'   | L53                        | N 44°44'39" W | 43.16'   |
| L17                        | S 00°19'21" E | 10.10'   | L54                        | N 81°49'36" W | 166.31'  |
| L18                        | N 89°40'39" E | 107.96'  | L55                        | S 81°49'36" E | 159.38'  |
| L19                        | N 00°19'21" W | 123.91'  | L56                        | S 00°42'15" E | 15.18'   |
| L20                        | S 89°40'39" W | 110.97'  | L57                        | S 89°40'39" W | 35.54'   |
| L21                        | S 00°19'21" E | 10.00'   | L58                        | N 00°19'21" W | 44.33'   |
| L22                        | S 89°40'39" W | 10.00'   | L59                        | S 00°19'21" E | 10.01'   |
| L23                        | N 00°19'21" W | 10.00'   | L60                        | N 00°42'15" W | 1.00'    |
| L24                        | S 89°40'39" W | 95.04'   | L61                        | S 45°30'48" W | 9.44'    |
| L25                        | N 89°40'39" E | 48.10'   | L62                        | S 44°29'12" W | 10.00'   |
| L26                        | N 89°59'05" E | 9.32'    | L63                        | S 45°30'48" E | 9.64'    |
| L27                        | N 00°01'22" W | 10.00'   | L64                        | S 89°40'39" W | 131.03'  |
| L28                        | S 89°59'00" W | 11.08'   | L65                        | S 89°40'39" W | 131.27'  |
| L29                        | N 89°40'39" E | 93.29'   | L66                        | S 00°19'21" E | 9.50'    |
| L30                        | S 00°42'15" E | 21.30'   | L67                        | S 89°40'39" W | 15.00'   |
| L31                        | S 89°40'39" W | 32.29'   | L68                        | N 00°19'21" W | 9.50'    |
| L32                        | S 00°19'21" E | 15.00'   | L69                        | S 89°40'39" W | 96.88'   |
| L33                        | N 89°40'39" E | 32.39'   | L70                        | N 00°19'21" W | 46.13'   |
| L34                        | S 00°42'15" E | 34.13'   | L71                        | N 89°40'39" E | 280.73'  |
| L35                        | S 45°16'39" E | 26.52'   | L72                        | S 89°40'39" W | 263.77'  |
| L36                        | N 89°40'39" E | 21.20'   |                            |               |          |
| L37                        | N 45°16'39" W | 35.35'   |                            |               |          |
| L38                        | N 00°42'15" W | 79.19'   |                            |               |          |

| CURVE TABLE EASEMENT DETAIL |         |            |              |               |             |
|-----------------------------|---------|------------|--------------|---------------|-------------|
| CURVE                       | RADIUS  | ARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA ANGLE |
| C3                          | 30.00'  | 29.38'     | 28.22'       | S 61°37'15" W | 56°06'47"   |
| C4                          | 30.00'  | 6.78'      | 6.77'        | S 06°09'22" W | 12°57'26"   |
| C5                          | 30.00'  | 18.36'     | 18.08'       | S 17°51'21" E | 35°04'00"   |
| C6                          | 30.00'  | 15.20'     | 15.03'       | S 75°48'41" E | 29°01'20"   |
| C7                          | 30.00'  | 47.12'     | 42.43'       | N 44°40'39" E | 90°00'00"   |
| C8                          | 30.00'  | 47.12'     | 42.43'       | N 45°19'21" W | 90°00'00"   |
| C9                          | 30.00'  | 38.86'     | 36.20'       | S 37°57'35" E | 74°13'17"   |
| C10                         | 68.00'  | 6.15'      | 6.15'        | N 03°26'30" W | 5°11'07"    |
| C11                         | 30.00'  | 52.33'     | 45.94'       | S 39°42'23" W | 99°56'32"   |
| C12                         | 54.00'  | 31.97'     | 31.50'       | N 72°43'00" E | 33°55'17"   |
| C13                         | 54.00'  | 31.93'     | 31.46'       | N 16°14'03" E | 33°52'59"   |
| C14                         | 30.00'  | 18.03'     | 17.76'       | N 16°30'50" E | 34°26'12"   |
| C15                         | 30.00'  | 18.79'     | 18.48'       | N 18°38'42" W | 35°52'53"   |
| C16                         | 30.00'  | 18.09'     | 17.82'       | N 73°02'56" W | 34°52'50"   |
| C17                         | 30.00'  | 42.12'     | 38.74'       | S 49°27'29" W | 80°26'19"   |
| C22                         | 30.00'  | 19.24'     | 18.92'       | N 71°18'03" E | 36°45'11"   |
| C23                         | 30.00'  | 47.12'     | 42.43'       | S 45°19'21" E | 90°00'00"   |
| C24                         | 30.00'  | 15.85'     | 15.69'       | N 25°11'30" E | 28°41'50"   |
| C25                         | 101.05' | 6.52'      | 6.52'        | S 44°32'14" E | 3°41'44"    |
| C26                         | 16.32'  | 12.98'     | 12.64'       | S 23°35'45" E | 45°34'44"   |
| C27                         | 30.00'  | 19.34'     | 19.01'       | S 18°08'57" W | 36°56'56"   |
| C28                         | 30.00'  | 18.02'     | 17.75'       | N 73°07'01" W | 34°24'41"   |

FINAL PLAT  
MUSTANG TEXAS REALTY ADDITION  
BLOCK A, LOTS 1-2

BEING A FINAL PLAT OF LOTS 1-2, BLOCK A, MUSTANG TEXAS REALTY ADDITION,  
ADDITION TO THE TOWN OF PROSPER, COLLIN COUNTY, TEXAS  
ACCORDING TO THE PLAT THEREOF RECORDED IN VOL. 2024, PG. 794  
OF THE OFFICIAL PUBLIC RECORDS OF COLLIN, COUNTY, TEXAS  
AND BEING SITUATED IN THE WILLIAM H. THOMASON SURVEY, ABSTRACT NO. 895,  
TOWN OF PROSPER, COLLIN COUNTY, TEXAS

3.401 ACRES  
MARCH 2025

Town of Prosper Project No.:DEVAPP-24-0153

PEISER & MANKIN SURVEYING, LLC  
www.peisersurveying.com

1612 HART STREET,  
SUITE 201  
SOUTH LAKE, TEXAS 76092  
817-481-1806 (O)

COMMERCIAL  
RESIDENTIAL  
BOUNDARIES  
TOPOGRAPHY  
MORTGAGE

Member Since 1977

ENGINEER:

KIMLEY-HORN  
CONTACT: CAITLIN FLAHERTY  
13455 NOEL ROAD  
TWO GALLERIA OFFICE TOWER  
SUITE 700  
DALLAS, TX 75240  
972-770-1300

OWNER (LOT 1):

PROSPER FIRST VENTURE LLC  
CONTACT: VIDWAN KATKURI,  
MANAGING DIRECTOR  
1415 ADRIANE AVE.  
ALLEN, TEXAS 75013  
VIDWAN@KAPINFRA.COM

OWNER (LOT 2):

PROSPER SECOND VENTURE, LLC  
CONTACT: VIDWAN KATKURI,  
MANAGING DIRECTOR  
1415 ADRIANE AVE.  
ALLEN, TEXAS 75013  
VIDWAN@KAPINFRA.COM

|             |           |
|-------------|-----------|
| JOB NO.:    | 17-0112   |
| DATE:       | 10/9/2024 |
| REV:        | 3/27/2025 |
| REV:        | 4/23/2025 |
| REV:        | 6/6/2025  |
| REV:        | 6/12/2025 |
| REV:        | 6/20/2025 |
| REV:        | 7/9/2025  |
| REV:        | 9/10/2025 |
| REV:        | 9/25/2025 |
| FIELD DATE: | 11/7/2023 |
| SCALE:      | N.T.S.    |
| FIELD:      | A.R.M.    |
| DRAWN:      | J.F.W.    |
| CHECKED:    | T.R.M.    |

tmankin@peisersurveying.com FIRM No. 100999-00