

LEGEND

| | |
|--------------|---|
| PG | = PAGE |
| VOL | = VOLUME |
| CAB. | = CABINET |
| POB | = POINT OF BEGINNING |
| IRF | = IRON ROD FOUND |
| CIRF | = CAPPED IRON ROD FOUND |
| DOC. NO. | = DOCUMENT NUMBER |
| P.R.C.C.T. | = PLAT RECORDS, COLLIN COUNTY, TEXAS |
| O.P.R.C.C.T. | = OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS |

- GENERAL NOTES**
- The purpose of this final plat is to combine two (2) lots into one (1) lot and abandon and dedicate easements for development purposes.
 - This property is located in "Non-shaded Zone X" according to the F.E.M.A. Flood Insurance Rate Map dated June 2, 2009 as shown on Map Number 48085C0235J. No floodplain exists on this site.
 - The grid coordinates shown on this plat are based on GPS observations utilizing the AllTerra RTKNET Cooperative network, NAD 83(2011) State Plane Coordinate System.
 - 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/or withholding of utilities and building permits.
 - All interior property corners are marked with a 1/2-inch iron rod with a green plastic cap stamped "EAGLE SURVEYING" unless noted otherwise.
 - The bearings shown on this plat are based on GPS observations utilizing the AllTerra RTKNET Cooperative network, NAD 83(2011) Datum. (Texas North Central Zone - 4202).
 - Landscape Easements shall be exclusive unless otherwise shown on this plat.
 - Easements are further shown on page 2.

CERTIFICATE OF SURVEYOR

STATE OF TEXAS §
COUNTY OF DENTON §

Know All Men By These Presents:

That I, **MATTHEW RAABE**, Registered Professional Land Surveyor, 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 _____ day of _____, 2024.

PRELIMINARY
this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document

Matthew Raabe, R.P.L.S. # 6402

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, the undersigned authority, on this day personally appeared **MATTHEW RAABE**, 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 THE OFFICE this _____ day of _____, 2024.

Notary Public in and for the State of Texas

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 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.

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.

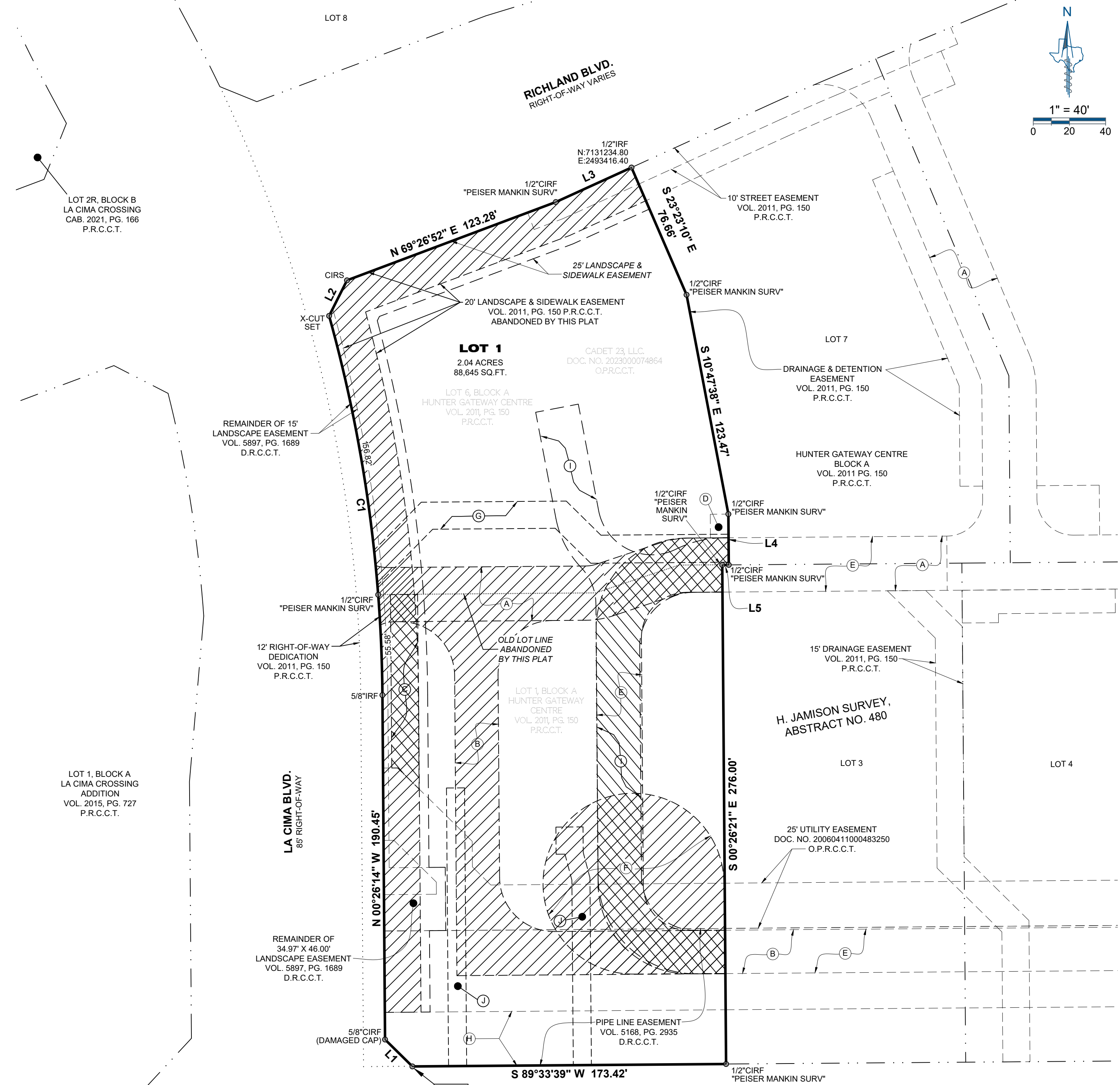
SURVEYOR
Eagle Surveying, LLC
Contact: Brad Eubanks
222 S. Elm Street, Suite: 200
Denton, TX 76201
(940) 222-3009

ENGINEER
ClayMoore Engineering, Inc.
Contact: Clay Cristy
301 S. Coleman, Suite: 40
Prosper, TX 75078
(817) 281-0572

OWNER
CADET 23, LLC.
Contact: Peter Mavoides, President/CEO
1591 E. Prathersville Road
Columbia, MO 65202
(609) 415-3505

JOB NUMBER 2304.014
DATE 02/08/2024
REVISION 11/13/2024
DRAWN BY EN/DJJ

Eagle Surveying, LLC
222 South Elm Street
Suite: 200
Denton, TX 76201
940.222.3009
www.eaglesurveying.com
TX Firm # 10194177



EASEMENT LABELS

| | |
|-----|--|
| (A) | 30' FIRE LANE, MUTUAL ACCESS, DRAINAGE & UTILITY EASEMENT VOL. 2011, PG. 150, P.R.C.C.T. ABANDONED BY THIS PLAT (HATCHED AREA) |
| (B) | 24' MUTUAL ACCESS & FIRE LANE EASEMENT VOL. 2011, PG. 150, P.R.C.C.T. ABANDONED BY THIS PLAT (HATCHED AREA) |
| (C) | 15' SANITARY SEWER EASEMENT VOL. 2011, PG. 150, P.R.C.C.T. ABANDONED BY THIS PLAT |
| (D) | DRAINAGE EASEMENT VOL. 2011, PG. 150, P.R.C.C.T. |
| (E) | CALLED 7,704 SQ. FT. RECIPROCAL OPERATING AND EASEMENT AGREEMENT DOC. NO. 2022000109441, O.P.R.C.C.T. HATCHED AREA ABANDONED BY THIS PLAT |
| (F) | TEMPORARY TURN-AROUND EASEMENT DOC. NO. 20211123002395620 ABANDONED BY THIS PLAT |
| (G) | 15' WATERLINE EASEMENT DEDICATED BY THIS PLAT |
| (H) | 30' LANDSCAPE & SIDEWALK EASEMENT VOL. 2011, PG. 150, P.R.C.C.T. |
| (I) | 24' FIRE LANE & MUTUAL ACCESS EASEMENT DEDICATED BY THIS PLAT |
| (J) | UTILITY EASEMENT DEDICATED BY THIS PLAT |

CURVE TABLE

| CURVE | RADIUS | ARC LENGTH | DELTA ANGLE | CHORD BEARING | CHORD LENGTH |
|-------|---------|------------|-------------|---------------|--------------|
| C1 | 804.50' | 212.40' | 15°07'36" | N 08°00'02" W | 211.78' |
| C2 | 829.50' | 209.28' | 14°27'19" | S 07°39'54" E | 208.72' |
| C3 | 30.00' | 47.13' | 90°00'11" | S 44°33'08" W | 42.43' |
| C4 | 30.00' | 47.12' | 89°59'49" | S 45°26'52" E | 42.43' |
| C5 | 54.00' | 84.82' | 89°59'49" | N 45°26'52" W | 76.37' |
| C6 | 30.00' | 22.54' | 43°03'20" | N 21°58'38" W | 22.02' |
| C7 | 54.00' | 30.82' | 32°42'14" | N 27°09'11" W | 30.41' |
| C8 | 30.00' | 55.30' | 105°36'47" | S 63°36'27" E | 47.80' |
| C9 | 60.00' | 27.20' | 25°58'30" | N 76°34'24" E | 26.97' |

LINE TABLE

| LINE | BEARING |
|------|---------------|
| L1 | N 45°26'17" W |
| L2 | N 26°40'29" E |
| L3 | N 65°28'55" E |
| L4 | S 00°26'21" E |
| L5 | S 89°33'39" W |
| L6 | N 00°26'47" W |
| L7 | N 14°51'57" W |
| L8 | S 89°33'13" W |
| L9 | N 00°26'47" W |
| L10 | N 89°33'13" E |
| L11 | S 00°26'47" E |
| L12 | S 14°51'58" E |
| L13 | S 00°26'47" E |
| L14 | N 44°33'13" E |
| L15 | N 89°33'13" E |
| L16 | S 45°26'47" E |
| L17 | N 89°33'13" E |
| L18 | S 89°33'13" W |
| L19 | N 45°26'47" W |
| L20 | S 89°33'13" W |
| L21 | S 44°33'13" W |

LINE TABLE

| LINE | BEARING |
|------|---------------|
| L22 | S 65°28'55" W |
| L23 | S 69°26'52" W |
| L24 | S 26°40'29" W |
| L25 | S 00°26'14" E |
| L26 | N 89°33'39" E |
| L27 | S 00°26'14" E |
| L28 | S 89°33'39" W |
| L29 | S 00°26'14" E |
| L30 | S 89°33'39" W |
| L31 | S 89°33'13" W |
| L32 | S 00°26'58" E |
| L33 | N 89°33'13" E |
| L34 | S 89°33'13" W |
| L35 | N 00°26'57" W |
| L36 | N 10°48'04" W |
| L37 | N 79°11'56" E |
| L38 | S 10°48'04" E |
| L39 | N 89°33'39" E |
| L40 | N 00°26'14" W |
| L41 | N 89°33'02" E |
| L42 | S 00°26'14" E |

CERTIFICATE OF APPROVAL

APPROVED on this _____ day of _____, 2024,
by the Planning and Zoning Commission of the Town of Prosper, Texas.

Town Secretary _____

Engineering Department _____

Development Services Department _____

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS, **CADET 23, LLC**, is the owner of a 2.04 acre tract or parcel of land situated in the H. JAMISON SURVEY, ABSTRACT NUMBER 480 in the Town of Prosper, Collin County, Texas, being a tract of land conveyed to CADET 23, LLC by Special Warranty Deed of record in Instrument Number 2023000074864 of the Official Public Records of Collin County, Texas and being all of Lot 1 and Lot 6, Block A, Hunter Gateway Centre, a subdivision of record in Cabinet 2011, Page 150 of the Plat Records of Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING, at a 5/8" iron rod with spinner found at the intersection of the north right-of-way line of U.S. Highway No. 380 (right-of-way varies) and the cut-off line between the north right-of-way line of said U.S. Highway No. 380 and the east line of La Cima Boulevard (right-of-way varies), being a southwest corner of said Lot 1 and the southeast corner of a 12' right-of-way dedication recorded in Cabinet 2011, Page 150;

THENCE, N45°26'17"W, along said cut-off line, a distance of 21.21 feet to a 5/8" iron rod with a yellow plastic cap (damaged) at the intersection of said cut-off line and the east right-of-way line of said La Cima Boulevard, being a southwest corner of said Lot 1;

THENCE, along the east right-of-way line of said La Cima Boulevard, being the common west line of said Lot 1 and said Lot 6, the following two (2) courses and distances:

- N00°28'14"W, a distance of 190.45 feet to a 5/8" iron rod found at the beginning of a tangent curve to the left;
- In a northwesterly direction and along said tangent curve to the left, having a radius of 804.50 feet, a chord bearing of N08°00'02"W, a chord length of 211.78 feet, a delta angle of 15°07'36", an arc length of 212.40 feet to an X-cut set at the intersection of the east right-of-way line of said La Cima Boulevard and a cut-off line between the east right-of-way line of La Cima Boulevard and the south right-of-way line of Richland Boulevard (right-of-way varies), being a northwest corner of said Lot 6;

THENCE, N26°40'29"E, along said cut-off line, a distance of 22.02 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the intersection of said cut-off line and the south right-of-way line of said Richland Boulevard, being a northwest corner of said Lot 6;

THENCE, along the south right-of-way line of said Richland Boulevard, being the north line of said Lot 6, the following two (2) courses and distances:

- N69°26'52"E, a distance of 123.28 feet to a 1/2" iron rod found with red plastic cap stamped "PEISER MANKIN SURV" found, being the north corner of said Lot 6;
- N65°28'55"E, a distance of 46.00 feet to a 1/2" iron rod found, being the northwest corner of Lot 7, Block A of said Hunter Gateway Centre and the northeast corner of said Lot 6;

THENCE, along the west line of said Lot 7, being the common east line of said Lot 6, the following three (3) courses and distances:

- S23°23'10"E, a distance of 76.66 feet to a 1/2" iron rod with red plastic cap stamped "PEISER MANKIN SURV" found;
- S10°47'38"E, a distance of 123.47 feet to a 1/2" iron rod with red plastic cap stamped "PEISER MANKIN SURV" found;
- S00°26'21"E, a distance of 28.09 feet to a 1/2" iron rod with red plastic cap stamped "PEISER MANKIN SURV" found in the north line of Lot 3, Block A of said Gateway Centre, being the southwest corner of said Lot 7 and the southeast corner of said Lot 6;

THENCE, S89°33'39"W, along the north line of said Lot 3, being the common south line of said Lot 6, a distance of 3.59 feet to a 1/2" iron rod with red plastic cap stamped "PEISER MANKIN SURV" found, being the northwest corner of said Lot 3 and the northeast corner of said Lot 1;

THENCE, S00°26'21"E, along the west line of said Lot 3, being the common east line of said Lot 1, a distance of 276.00 feet to a 1/2" iron rod with red plastic cap stamped "PEISER MANKIN SURV" found in the north right-of-way line of said U.S. Highway No. 380, being the southwest corner of said Lot 3 and the southeast corner of said Lot 1;

THENCE, S89°33'39"W, along the north right-of-way line of said U.S. Highway No. 380, being the common south line of said Lot 1, a distance of 173.42 feet to the **POINT OF BEGINNING**, containing 2.04 acres or 88,645 square feet, more or less.

OWNER'S DEDICATION

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, **CADET 23, LLC**, does hereby adopt this plat, designating herein described property as **HUNTER GATEWAY CENTRE, BLOCK A, LOT 1**, an addition to the Town of Prosper, and does hereby dedicate to the public use forever, the streets and alleys shown hereon, **CADET 23, LLC**, does herein 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 area, 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 in 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 user 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 part 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 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 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 _____ day of _____, 2024.

BY: _____
Peter Mavoides, President and CEO

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared Peter Mavoides, 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 THE OFFICE this _____ day of _____, 2024.

Notary Public in and for the State of Texas

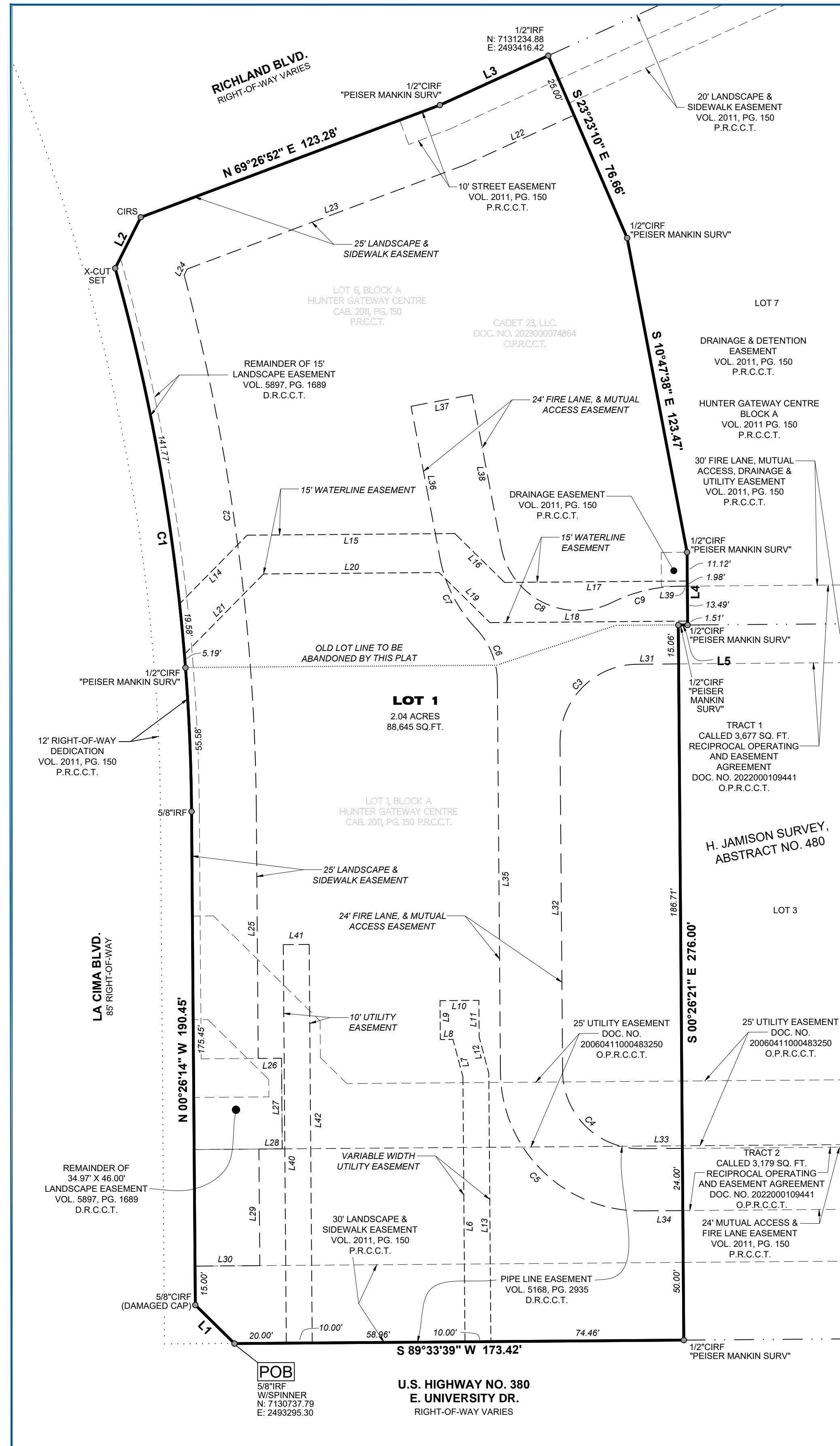
FINAL PLAT
HUNTER GATEWAY CENTRE
BLOCK A, LOT 1
2.04 ACRES

A FINAL PLAT OF LOT 1 AND LOT 6, BLOCK A, HUNTER GATEWAY CENTRE, RECORDED IN CAB. 2011, PG. 150, P.R.C.C.T., H. JAMISON SURVEY, ABSTRACT NO. 480 TOWN OF PROSPER, COLLIN COUNTY, TEXAS

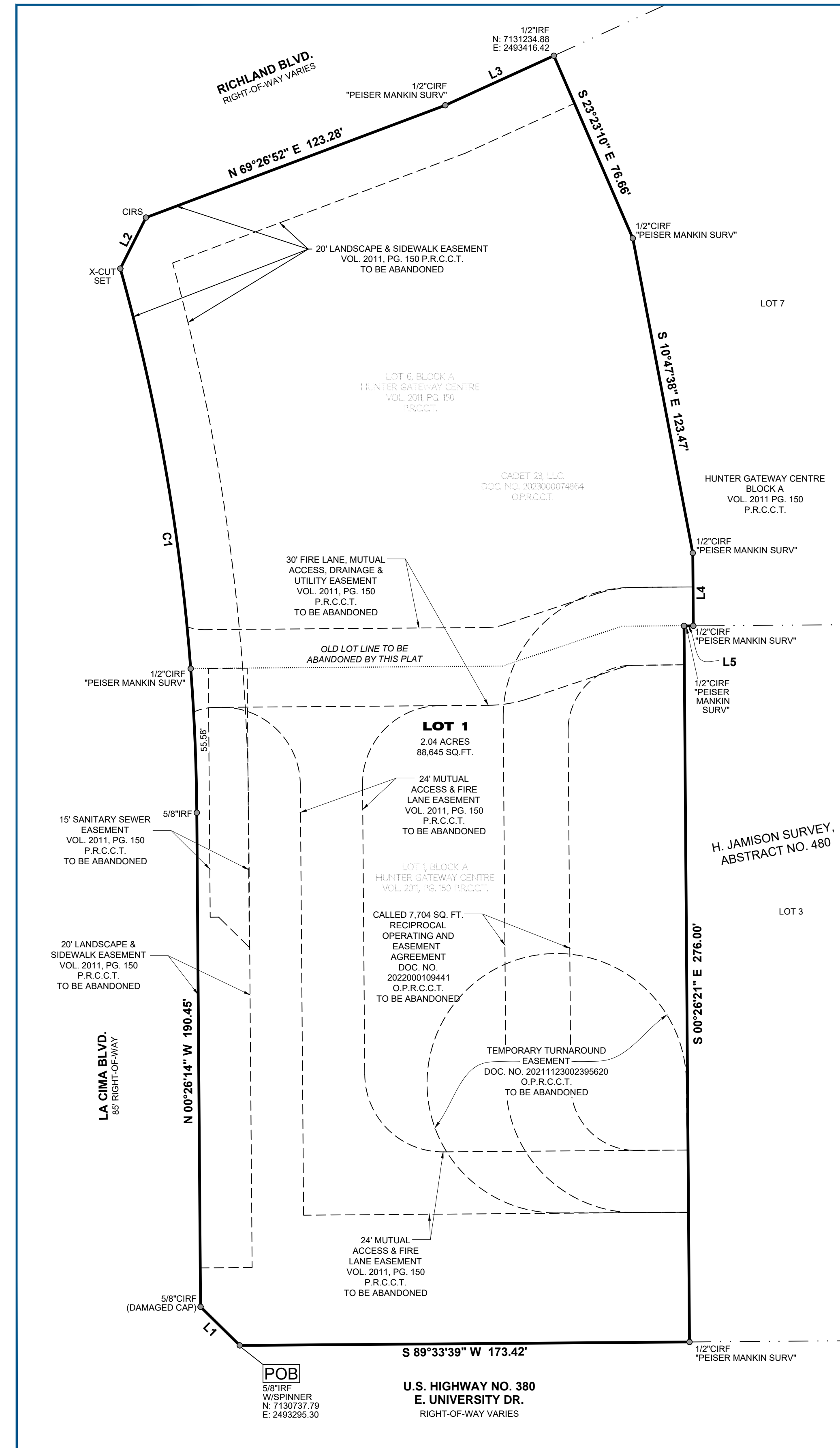
Case No. DEVAPP-23-0012

PAGE 1 OF 2

**PROPOSED EASEMENTS TO BE DEDICATED BY THIS PLAT
& EXISTING EASEMENTS TO REMAIN**



EXISTING EASEMENTS TO BE ABANDONED



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SURVEYOR

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OWNER

CADET 23, LLC
Contact: Peter Mavoides, President/CEO
1591 E. Prathersville Road
Columbia, MO 65202
(609) 415-3505



CASE NO. DEVAPP-23-0012

**FINAL PLAT
HUNTER GATEWAY
CENTRE
BLOCK A, LOT 1
2.04 ACRES**

A FINAL PLAT OF LOT 1 AND LOT 6, BLOCK A,
HUNTER GATEWAY CENTRE,
RECORDED IN CAB. 2011, PG. 150, P.R.C.C.T.,
H. JAMISON SURVEY, ABSTRACT NO. 480
TOWN OF PROSPER, COLLIN COUNTY, TEXAS

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