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WHEREAS, 183 LAND CORPORATION, BLUE STAR LAND, L.P., AND 289 (PRESTON) & 380, L.P. ARE THE OWNERS OF A TRACT OF LAND, SITUATED IN COLLIN CO SCHOOL SURVEY, ABSTRACT NO. 1147, TOWN OF PROSPER. COLLIN COUNTY, TEXAS, AND BEING A PORTION OF A TRACT OF LAND CONVEYED TO 183 LAND CORPORATION IN SPECIAL WARRANTY DEED RECORDED IN INSTRUMENT NUMBER 20210407000704790, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS (O.P.R.C.C.T.), ALSO BEING A PORTION OF A TRACT OF LAND CONVEYED TO BLUE STAR LAND, L.P. IN GENERAL WARRANTY DEED RECORDED IN INSTRUMENT NUMBER 20100809000819450 (O.P.R.C.C.T.), SAME ALSO BEING A PORTION OF A TRACT OF LAND CONVEYED TO 289 (PRESTON) & 380. L.P. IN DEED RECORDED IN INSTRUMENT NUMBER 20190118000061180 (O.P.R.C.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS

COMMENCING AT A FOUND 5/8-INCH IRON ROD AT AN EXTERIOR ELL CORNER OF SAID 289 (PRESTON) & 380. L.P. TRACT, AND BEING ON THE EAST LINE OF A TRACT OF LAND CONVEYED TO BLUE MONKEY PROPERTIES IN DEED RECORDED IN INSTRUMENT NUMBER

THENCE: N 64°51'19" W, OVER AND ACROSS SAID BLUE MONKEY PROPERTIES TRACT, A DISTANCE OF 244.55 FEET TO A SET 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE DAWSON", BEING ON THE NORTH LINE OF SAID BLUE MONKEY PROPERTIES TRACT, AND BEING ON THE SOUTH LINE OF A TRACT OF LAND CONVEYED TO VISION AND STRUCTURE, LLC IN DEED RECORDED IN INSTRUMENT NUMBER 20200903001480220 (O.P.R.C.C.T.), AND ALSO BEING THE POINT OF BEGINNING;

THENCE: OVER AND ACROSS SAID BLUE MONKEY PROPERTIES, SAID 289 (PRESTON) & 380. L.P. TRACT, SAID BLUE STAR LAND, L.P. TRACT AND SAID 183 LAND CORPORATION TRACT, THE FOLLOWING COURSES AND DISTANCES:

S 00°25'59" E, A DISTANCE OF 22.60 FEET TO A SET 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE DAWSON", TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1,145.00 FEET, A CENTRAL ANGLE OF 16°18'31", A CHORD BEARING AND DISTANCE OF S 07°43'17" W, 324.81 FEET;

ALONG SAID CURVE TO THE RIGHT, AN ARC LENGTH OF 325.91 FEET TO A SET 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE DAWSON";

S 15°52'33" W, A DISTANCE OF 926.53 FEET TO A SET 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE DAWSON", BEING THE BEGINNING OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1,055.00 FEET, A CENTRAL ANGLE OF 10°55'38", A CHORD BEARING AND DISTANCE OF S 10°24'43" W, 200.90 FEET;

ALONG SAID CURVE TO THE LEFT, AN ARC LENGTH OF 201.21 FEET TO A SET 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE DAWSON":

S 02°25'12" E, A DISTANCE OF 143.71 FEET TO A SET 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE

S 00°00'00" E. A DISTANCE OF 115.00 FEET TO A SET 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE DAWSON", FOR THE NORTHWEST CORNER CLIP AT THE NORTH RIGHT-OF-WAY LINE OF LOVERS LANE (A VARIABLE WIDTH RIGHT-OF-WAY), RECORDED IN VOLUME 2019, PAGE 252, MAP RECORDS, COLLIN COUNTY, TEXAS (M.R.C.C.T.), ALSO BEING ON A SOUTH LINE OF SAID 183 LAND CORPORATION, FROM WHICH A FOUND 5/8-INCH IRON ROD WITH RED CAP STAMPED "KHA", FOR THE NORTHEAST CORNER CLIP AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF SOUTH COLEMAN STREET, (A VARIABLE WIDTH RIGHT-OF-WAY), RECORDED IN VOLUME 2019, PAGE 252 (M.R.C.C.T.) AND THE SOUTH RIGHT-OF-WAY LINE OF SAID LOVERS LANE, SAME BEING THE MOST NORTHERLY CORNER OF LOT 12, BLOCK A, GATES OF PROSPER, PHASE 2, BLOCK A, LOTS 1-14 ADDITION, AN ADDITION TO THE TOWN OF PROSPER, COLLIN COUNTY TEXAS, RECORDED IN INSTRUMENT NUMBER 20200826010003250 (O.P.R.C.C.T.), BEARS S 10°29'29" E, A DISTANCE OF 137.30

THENCE: N 90°00'00" W, ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID LOVERS LANE AND A SOUTH LINE OF SAID 183 LAND CORPORATION TRACT, A DISTANCE OF 110.00 FEET TO A SET 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE DAWSON" FOR THE NORTHEAST CORNER CLIP AT THE NORTHWEST INTERSECTION OF SAID LOVERS LANE AND SOUTH COLEMAN STREET, ALSO BEING THE SOUTHEAST CORNER CLIP OF SAID183 LAND CORPORATION TRACT;

THENCE: OVER AND ACROSS SAID 183 LAND CORPORATION TRACT, THE FOLLOWING COURSES AND DISTANCES:

N 00°00'00" E, A DISTANCE OF 115.00 FEET TO A SET 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE

N 05°23'08" E, A DISTANCE OF 152.02 FEET TO A SET 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE DAWSON", BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1,145.00 FEET, A CENTRAL ANGLE OF 10°55'38". A CHORD BEARING AND DISTANCE OF N 10°24'43" E. 218.04 FEET:

ALONG SAID CURVE TO THE RIGHT, AN ARC LENGTH OF 218.37 FEET TO A SET 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE DAWSON";

N 15°52'33" E, A DISTANCE OF 926.53 FEET TO A SET 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE DAWSON". TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1,055.00 FEET, A CENTRAL ANGLE OF 16°18'32", A CHORD BEARING AND DISTANCE OF N 07°43'17" E, 299.28 FEET;

ALONG SAID CURVE TO THE LEFT, AN ARC LENGTH OF 300.30 FEET TO A SET 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE DAWSON"

N 00°25'59" W, A DISTANCE OF 24.99 FEET TO A SET 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE DAWSON", BEING ON THE NORTH LINE OF SAID 183 LAND CORPORATION, ALSO BEING ON THE SOUTH LINE OF A TRACT OF LAND CONVEYED TO DALLAS PRESBYTERIAN IN DEED RECORDED IN VOLUME 338, PAGE 298, DEED RECORDS, COLLIN COUNTY, TEXAS (D.R.C.C.T.)

THENCE: S 88°39'44" E, ALONG THE NORTH LINE OF SAID 183 LAND CORPORATION, THE SOUTH LINE OF SAID DALLAS PRESBYTERIAN TRACT, AND THE SOUTH RIGHT-OF-WAY LINE OF SAID COLEMAN STREET, A DISTANCE OF 51.09 FEET TO A SET 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE DAWSON". FOR THE NORTHEAST CORNER OF SAID 183 LAND CORPORATION TRACT. FOR THE NORTHWEST CORNER SAID BLUE MONKEY PROPERTIES TRACT, AND ALSO BEING ON THE SOUTH RIGHT-OF-WAY LINE OF SAID

THENCE: S 89°14'19" E, ALONG THE NORTH LINE OF SAID BLUE MONKEY PROPERTIES TRACT, THE SOUTH RIGHT-OF-WAY LINE OF SAID COLEMAN STREET AND THE SOUTH LINE OF SAID VISION AND STRUCTURE, LLC TRACT, A DISTANCE OF 38.94 SQUARE FEET TO THE POINT OF BEGINNING, AND CONTAINING 3.672 ACRES OR 159,967 SQUARE FEET OF LAND MORE OR LESS.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, 183 LAND CORPORATION, BLUE STAR LAND, L.P., AND 289 (PRESTON) & 380, L.P., ACTING HEREIN BY AND THROUGH IT'S DULY AUTHORIZED OFFICERS, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINABOVE DESCRIBED PROPERTY AS COLEMAN ROAD, AN ADDITION TO THE TOWN OF PROSPER, TEXAS, AND DOES HEREBY DEDICATE, IN FEE SIMPLE, TO THE PUBLIC USE FOREVER, THE STREETS AND ALLEYS SHOWN THEREON. THE STREETS AND ALLEYS ARE DEDICATED FOR STREET PURPOSES. THE EASEMENTS AND PUBLIC USE AREAS, AS SHOWN, ARE DEDICATED FOR THE PUBLIC USE FOREVER, FOR THE PURPOSES INDICATED ON THIS PLAT, IN ADDITION, UTILITY FASEMENTS MAY ALSO BE USED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES BEING SUBORDINATE TO THE PUBLIC'S AND TOWN OF PROSPER'S 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 APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, AND REGULATIONS OF THE TOWN OF PROSPER, TEXAS.

WITNESS, MY HAND, THIS THE _____ DAY OF _____, 2023.

(NAME) (TITLE)

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED,

THOMAS WALKER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED AND GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE _____, DAY OF _____, 2023.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

WITNESS, MY HAND, THIS THE _____ DAY OF _____, 2023. BLUE STAR LAND, L.P. ONE COWBOYS WAY FRISCO, TEXAS 75034

(NAME

(TITLE)

THOMAS WALKER CFO/ TREASURER

STATE OF TEXAS

COUNTY OF COLLIN

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED, THOMAS WALKER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED AND AS THE ACT AND DEED THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE _____, DAY OF _____, 2023.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON: _____

WITNESS, MY HAND, THIS THE _____ DAY OF 289 (PRESTON) & 380, L.P. ONE COWBOYS WAY FRISCO, TEXAS 75034

THOMAS WALKER CFO/ TREASURER (NAME (TITLE)

STATE OF TEXAS COUNTY OF COLLIN

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED, THOMAS WALKER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED AND AS THE ACT AND DEED THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE _____, DAY OF _____, 2023.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON:

SURVEYOR'S STATEMENT

THAT I, MARK L. BESHEAR DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED 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, COLLIN COUNTY, TEXAS.

DATED THIS THE _____ DAY OF _____, 2023.

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.

MARK L. BESHEAR REGISTERED PROFESSIONAL LAND SURVEYOR TEXAS REGISTRATION NO. 6824 FIRM REGISTRATION NO. 10194390 PAPE DAWSON CONSULTING ENGINEERS, LLC 6105 TENNYSON PARKWAY, SUITE 210 Plano, texas 75024 TELE. 214-420-8494

EMAIL: MBESHEAR@PAPE-DAWSON.COM

STATE OF TEXAS

COUNTY OF COLLIN

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, MARK L. BESHEAR, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE\SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS _____, DAY OF _____, 2023.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

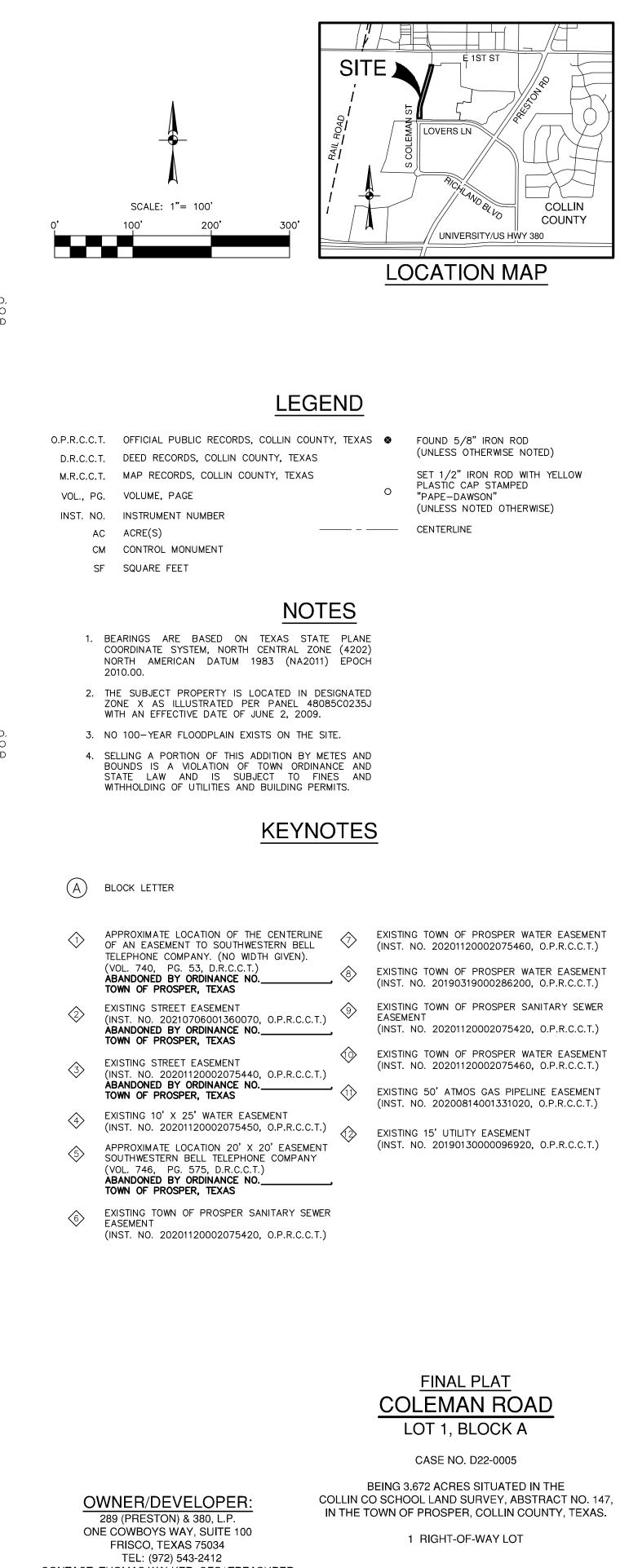
MY COMMISSION EXPIRES ON: _____

CERTIFICATE OF APPROVAL

APPROVED THIS _____ DAY OF ____ COMMISSION OF THE TOWN OF PROSPER, TEXAS

_ TOWN SECRETARY

ENGINEERING DEPARTMENT



_ DEVELOPMENT SERVICES DEPARTMENT

, 20_____ BY THE PLANNING & ZONING

CONTACT: THOMAS WALKER, CFO/ TREASURER

ENGINEER: PAPE DAWSON CONSULTING ENGINEERS, LLC. TEL: (214) 420-8494 CONTACT: LANCE STEWART, P.E.

6105 TENNYSON PKWY, STE 210 I PLANO, TX 75024 I 214.420.8494 TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10194390 DATE OF PREPARATION: AUGUST 29, 2023

PAPE-DAWSON

SHEET 1 OF 1