

OWNER'S CERTIFICATE:

STATE OF TEXAS §

COUNTY OF COLLIN §

WHEREAS, 289 (PRESTON) & 380, L.P. IS THE OWNER 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 289 (PRESTON) & 380, L.P. IN DEED RECORDED IN INSTRUMENT NUMBER 20190118000061180 OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS (O.P.R.C.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A FOUND 3/8-INCH IRON ROD AT THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED TO FIRST BAPTIST CHURCH IN DEED RECORDED IN VOLUME 1725, PAGE 830, DEED RECORDS, COLLIN COUNTY, TEXAS (D.R.C.C.T.), SAME BEING ON THE MOST SOUTHERN NORTH LINE OF SAID 289 (PRESTON) & 380, L.P. TRACT;

THENCE: S 76°47'20" E, ALONG THE SOUTH LINE OF SAID FIRST BAPTIST CHURCH TRACT AND THE MOST SOUTHERN NORTH LINE OF SAID 289 (PRESTON) & 380, L.P. TRACT, A DISTANCE OF 149.63 FEET TO A SET 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE DAWSON", ALSO BEING THE POINT OF BEGINNING;

THENCE: S 76°47'20" E, ALONG THE SOUTH LINE OF SAID FIRST BAPTIST CHURCH TRACT AND THE MOST SOUTHERN NORTH LINE OF SAID 289 (PRESTON) & 380, L.P. TRACT, A DISTANCE OF 171.90 FEET TO A SET 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE DAWSON" FOR THE SOUTHEAST CORNER OF SAID FIRST BAPTIST CHURCH TRACT AND THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED TO PROSPER INDEPENDENT SCHOOL DISTRICT IN DEED RECORDED IN VOLUME 1723, PAGE 868 (D.R.C.C.T.);

THENCE: S 89°02'20" E, ALONG THE SOUTH LINE OF SAID PROSPER INDEPENDENT SCHOOL DISTRICT TRACT AND THE MOST SOUTHERN NORTH LINE OF SAID 289 (PRESTON) & 380, L.P. TRACT, A DISTANCE OF 1050.04 FEET TO A SET 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE DAWSON" FOR THE SOUTEAST CORNER OF SAID PROSPER INDEPENDENT SCHOOL DISTRICT TRACT AND THE NORTHEAST CORNER OF SAID 289 (PRESTON) & 380, L.P. TRACT, SAME ALSO BEING THE WEST RIGHT-OF-WAY LINE OF SOUTH CRAIG ROAD (A VARIABLE WIDTH RIGHT-OF-WAY);

THENCE: S 05°34'21" W, ALONG THE WEST RIGHT-OF-WAY LINE OF SAID SOUTH CRAIG ROAD AND THE EAST LINE OF SAID 289 (PRESTON) & 380, L.P. TRACT, A DISTANCE OF 239.13 FEET TO A SET 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE DAWSON";

THENCE: OVER AND ACROSS SAID 289 (PRESTON) & 380, L.P. TRACT, THE FOLLOWING COURSES AND DISTANCES:

S 44°44'16" W, A DISTANCE OF 121.56 FEET TO A SET 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE DAWSON";
S 67°10'17" W, A DISTANCE OF 76.73 FEET TO A SET 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE DAWSON";
S 41°54'34" W, A DISTANCE OF 138.23 FEET TO A SET 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE DAWSON";
S 58°37'33" W, A DISTANCE OF 123.72 FEET TO A SET 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE DAWSON";
S 71°43'50" W, A DISTANCE OF 149.14 FEET TO A SET 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE DAWSON";
S 12°53'36" W, A DISTANCE OF 23.86 FEET TO A SET 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE DAWSON";
N 77°06'24" W, A DISTANCE OF 58.22 FEET TO A SET 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE DAWSON";
S 45°33'53" W, A DISTANCE OF 237.10 FEET TO A SET 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE DAWSON";
S 18°51'38" W, A DISTANCE OF 169.77 FEET TO A SET 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE DAWSON";
S 71°09'22" W, A DISTANCE OF 148.10 FEET TO A SET 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE DAWSON", ON THE SOUTH LINE OF SAID 289 (PRESTON) & 380, L.P. TRACT, SAME BEING ON THE NORTH RIGHT-OF-WAY LINE OF LOVERS LANE (A VARIABLE WIDTH RIGH-OF-WAY), RECORDED IN VOLUME 2019, PAGE 252, MAP RECORD, COLLIN COUNTY, TEXAS (M.R.C.C.T.) ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 895.00 FEET, A CENTRAL ANGLE OF 31°16'35.76", A CHORD BEARING AND DISTANCE OF N 74°20'05" W, 482.52 FEET, FROM WHICH A FOUND 5/8-INCH IRON ROD WITH CAP STAMPED "KHA", FOR THE NORTHWEST CORNER CLIP OF LOT 2, BLOCK C, GATES OF PROSPER PHASE 1, AN ADDITION TO THE TOWN OF PROSPER, COLLIN COUNTY, TEXAS, RECORDED IN INSTRUMENT NUMBER 20220325010001230 (O.P.R.C.C.T.), SAME BEING ON THE SOUTHEAST RIGHT-OF-WAY LINE OF STATE HIGHWAY 289 (PRESTON ROAD) (VARIABLE WIDTH RIGHT-OF-WAY), BEARS S 59°28'40" E, A DISTANCE OF 559.38 FEET;

THENCE: ALONG SAID CURVE TO THE LEFT, AN ARC LENGTH OF 488.56 FEET TO A SET 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE DAWSON", ON THE SOUTH LINE OF SAID 289 (PRESTON) & 380, L.P. TRACT, SAME BEING ON THE NORTH RIGHT-OF-WAY LINE OF SAID LOVERS LANE;

THENCE: S 89°58'38" W, CONTINUING ALONG THE SOUTH LINE OF SAID 289 (PRESTON) & 380, L.P. TRACT AND THE NORTH RIGHT-OF-WAY LINE OF SAID LOVERS LANE, A DISTANCE OF 181.62 FEET TO A SET 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE DAWSON";

THENCE: OVER AND ACROSS SAID 289 (PRESTON) & 380, L.P. TRACT, THE FOLLOWING COURSES AND DISTANCES:

N 45°00'00" E, A DISTANCE OF 35.24 FEET TO A SET 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE DAWSON";
N 00°00'00" E, A DISTANCE OF 35.96 FEET TO A SET 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE DAWSON", SAME BEING THE BIGENNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 210.50 FEET, A CENTRAL ANGLE OF 24°53'45.72", A CHORD BEARING AND DISTANCE OF N 12°13'21" E, 89.55 FEET;
ALONG SAID CURVE TO THE RIGHT, AN ARC LENGTH OF 90.24 FEET TO ASET 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE DAWSON";
N 28°44'38" W, A DISTANCE OF 11.60 FEET TO A SET 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP "STAMPED PAPE DAWSON";
N 87°09'52" W, A DISTANCE OF 27.21 FEET TO A SET 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE DAWSON", SAME BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 386154.06 FEET, A CENTRAL ANGLE OF 0°00'28.64", A CHORD BEARING AND DISTANCE OF N 00°00'00" W, 50.00 FEET;
ALONG SAID CURVE TO THE RIGHT, AN ARC LENGTH OF 50.00 FEET TO ASET 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE DAWSON";
N 90°00'00" W, A DISTANCE OF 77.64 FEET TO A SET 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE DAWSON";
N 00°00'00" W, A DISTANCE OF 135.00 FEET TO A SET 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE DAWSON";
N 13°06'07" E, A DISTANCE OF 64.95 FEET TO A SET 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE DAWSON";
N 00°00'00" E, A DISTANCE OF 71.74 FEET TO A SET 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP "STAMPED PAPE DAWSON";
N 90°00'00" E, A DISTANCE OF 48.86 FEET TO A SET 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE DAWSON", SAME BEING THE BEGINNING OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 595.00 FEET, A CENTRAL ANGLE OF 10°21'28.44", A CHORD BEARING AND DISTANCE OF S 84°49'16" E, 107.42 FEET;
ALONG SAID CURVE TO THE RIGHT, AN ARC LENGTH OF 107.56 FEET TO A SET 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE DAWSON";
N 10°21'28" E, A DISTANCE OF 49.96 FEET TO A SET 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP "STAMPED PAPE DAWSON";
S 79°38'32" E, A DISTANCE OF 7.40 FEET TO A SET 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP "STAMPED PAPE DAWSON";
N 57°00'24" E, A DISTANCE OF 14.41 FEET TO A SET 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP "STAMPED PAPE DAWSON";
N 13°06'07" E, A DISTANCE OF 4.41 FEET TO A SET 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP "STAMPED PAPE DAWSON";
S 76°53'53" E, A DISTANCE OF 50.00 FEET TO A SET 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP "STAMPED PAPE DAWSON";
S 35°52'03" E, A DISTANCE OF 13.13 FEET TO A SET 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP "STAMPED PAPE DAWSON", SAME BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 595.00 FEET, A CENTRAL ANGLE OF 3°46'16.32", A CHORD BEARING AND DISTANCE OF S 87°12'19" E, 39.16 FEET;
ALONG SAID CURVE TO THE LEFT, AN ARC LENGTH OF 39.16 FEET TO A SET 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE DAWSON";
S 89°05'23" E, A DISTANCE OF 116.68 FEET TO A SET 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP "STAMPED PAPE DAWSON";
N 00°54'37" E, A DISTANCE OF 82.00 FEET TO A SET 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP "STAMPED PAPE DAWSON";
N 06°51'04" E, A DISTANCE OF 86.04 FEET TO A SET 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP "STAMPED PAPE DAWSON";
N 06°51'04" E, A DISTANCE OF 84.59 FEET TO A SET 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP "STAMPED PAPE DAWSON";
N 00°11'34" E, A DISTANCE OF 93.82 FEET TO A SET 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP "STAMPED PAPE DAWSON";

THENCE: N 13°06'07" E, A DISTANCE OF 31.14 FEET TO THE POINT OF BEGINNING, AND CONTAINING 23.062 ACRES OR 1,004,567 SQUARE FEET OF LAND MORE OR LESS.

OWNER'S DEDICATION:

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, 289 (PRESTON) & 380, L.P., ACTING HEREIN BY AND THROUGH ITS DULY AUTHORIZED OFFICERS, DOES HEREBY ADOPT THIS PLAT, DESIGNATING THE HEREINABOVE DESCRIBED PROPERTY AS **STARVIEW PHASE 1**, 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 EASEMENTS 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.

BY:

289 (PRESTON) & 380, L.P.
ONE COWBOYS WAY
FRISCO, TEXAS 75034

THOMAS WALKER (NAME)
CFO / TREASURER (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
FRM 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 _____, 20____, BY THE PLANNING & ZONING COMMISSION OF THE TOWN OF PROSPER, TEXAS

TOWN SECRETARY

ENGINEERING DEPARTMENT

DEVELOPMENT SERVICES DEPARTMENT

OWNER/DEVELOPER:

289 (PRESTON) & 380, L.P.
ONE COWBOYS WAY, SUITE 100
FRISCO, TEXAS 75034
TEL: (972) 543-2412

CONTACT: THOMAS WALKER, CFO / TREASURER

ENGINEER:

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

FINAL PLAT

STARVIEW PHASE 1

LOTS 13-36, 3X, 4X, 5X, BLOCK A
LOTS 14-16, BLOCK E
LOT 1-20, BLOCK G

CASE NO. D21-0133

BEING 23.062 ACRES SITUATED IN THE COLLIN CO SCHOOL LAND SURVEY, ABSTRACT NO. 147, IN THE TOWN OF PROSPER, COLLIN COUNTY, TEXAS.

47 RESIDENTIAL LOTS
3 COMMON AREA LOTS

PAPE-DAWSON ENGINEERS

6105 TENNYSON PKWY, STE 210 | PLANO, TX 75024 | 214.420.8494
TEXAS ENGINEERING FIRM #170 | TEXAS SURVEYING FIRM #10194390

DATE OF PREPARATION: AUGUST 29, 2023