COLLIN

COUNTY

4. 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

5. LOT 4X IS OPEN SPACE LOT FOR PUBLIC TRAIL, ACCESS, AND LANDSCAPE PURPOSE AND WILL BE OWNED

AND MAINTAINED BY THE HOA.

VARIABLE WIDTH DRAINAGE EASEMENT (1.937 AC.) (BY THIS PLAT)

20-FOOT SANITARY SEWER EASEMENT (0.110 AC.) (BY THIS PLAT)

4 25-FOOT LANDSCAPE EASEMENT (BY THIS PLAT)

VARIABLE WIDTH VISIBILITY, ACCESS AND MAINTENANCE EASEMENT (BY THIS PLAT)

VARIABLE WIDTH EROSION CONTROL HAZARD SETBACK AND DRAINAGE EASEMENT

15-FOOT DRAINAGE EASEMENT (0.006 AC.) (BY THIS PLAT)

15-FOOT DRAINAGE EASEMENT (0.008 AC.) (BY THIS PLAT)

15-FOOT DRAINAGE EASEMENT (0.049 AC.) (BY THIS PLAT)

15-FOOT SANITARY SEWER EASEMENT (0.007 AC.) (BY THIS PLAT) VARIABLE WIDTH EMERGENCY ACCESS EASEMENT (0.029 AC.) (BY THIS PLAT)

15-FOOT LANDSCAPE EASEMENT (BY THIS PLAT)

VARIABLE WIDTH DRAINAGE EASEMENT (0.296 AC.) (BY THIS 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

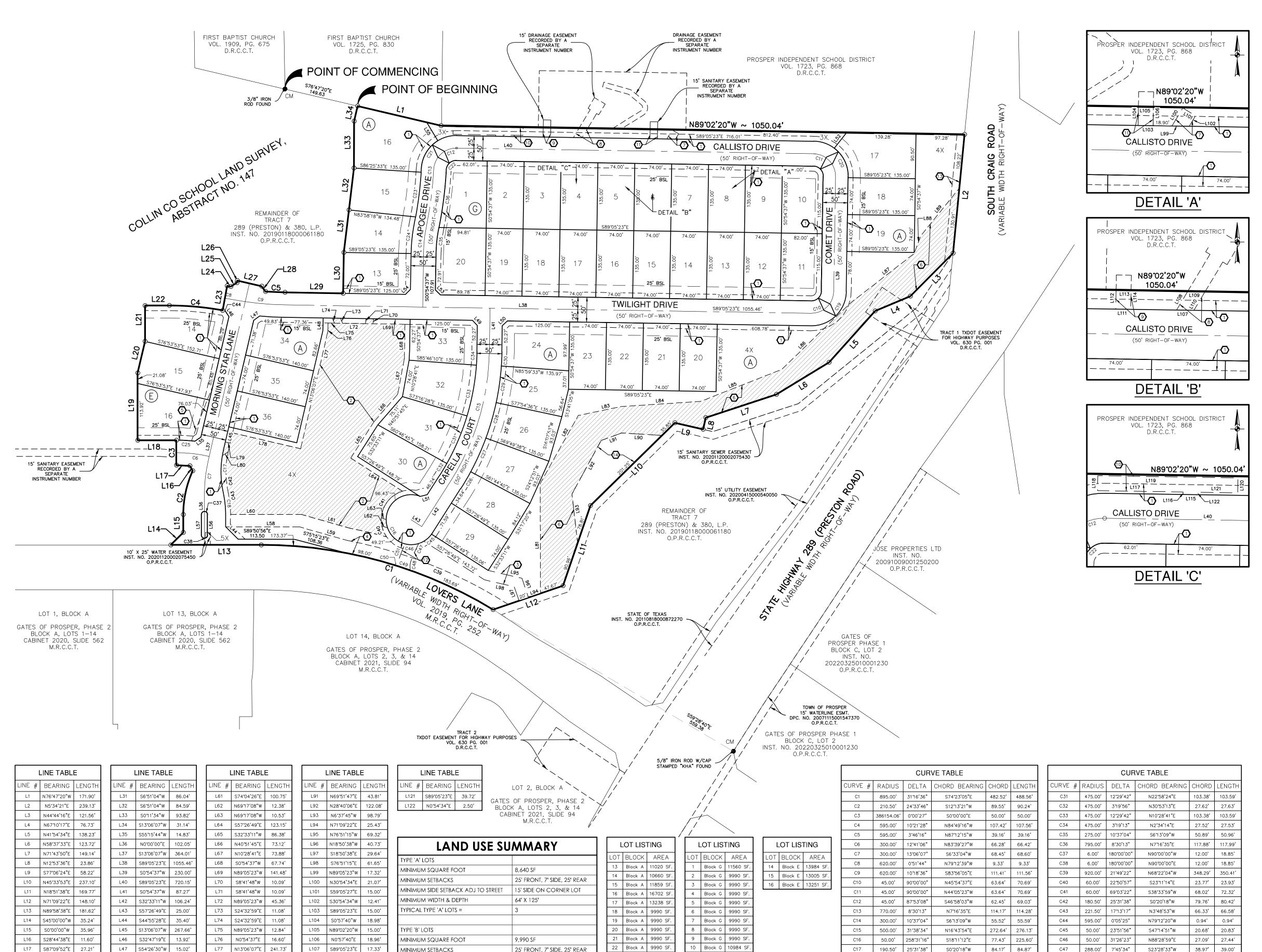
BEING 23.062 ACRES SITUATED IN THE COLLIN CO SCHOOL LAND SURVEY, ABSTRACT NO. 147, IN THE TOWN OF PROSPER, COLLIN COUNTY, TEXAS.

47 RESIDENTIAL LOTS 3 COMMON AREA LOTS

PAPE-DAWSON 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





23 Block A 9990 SF.

24 Block A 12692 SF.

25 | Block A | 11459 SF

26 Block A 11182 SF.

27 | Block A | 11182 SF

28 | Block A | 10629 Si

29 | Block A | 9990 SF.

31 | Block A | 12950 SF

32 | Block A | 12097 SF.

33 | Block A | 11547 SF

34 | Block A | 13051 Si

35 | Block A | 10360 SF

36 Block A 10360 SF

D | Block A | 12680 SF

Block G 10984 SF

Block G 9990 SF.

Block G 9990 SF.

Block G 9990 SF.

Block G 9990 SF

Block G 9990 SF

Block G 9990 SF.

Block G 9990 SF.

9 Block G 9990 SF.

20 Block G 13334 SF.

C18 211.50' 12*25'31"

C19 | 70.00' | 90°00'00" |

C21 70.00' 55*12'57"

C23 745.00' 6*57'18"

C24 | 325.00' | 10*37'04" |

C25 325.00' 4'48'04"

C26 | 525.00' | 4°17'51"

C27 | 525.00' | 8'04'58"

C28 525.00' 8'04'58"

C29 | 525.00' | 8'04'58" |

C30 525.00' 3'05'50"

70.00' 53'40'40"

20.00' 87'53'08"

45.78' 45.87'

98 99' | 109 96'

63.21' 65.58'

64.88' 67.46'

27.76' 30.68'

90.38' 90.43'

60.14' 60.23'

27.23' 27.23'

39.37' 39.38'

74.00' 74.06'

74.00' 74.06'

74.00' 74.06'

28.38' 28.38'

N45°54'37"F

N25°55'43"W

S46*58'03"W

S613'09"W

N30°24'15"E

N24*12'51"E

N16°07'53"E

N8°02'56"F

N2*****27'32"E

S30*37'57"W

C48 30.00' 35°00'34"

C50 30.00' 33°03'29"

C49 895 00' 2'11'24"

18.05' 18.33'

34.21' 34.21'

N71*36'03"W

N35°50'34"E

C51 312.00' 5*38'19" N22*07'59"E 30.69' 30.70'

A BLOCK LETTER

10-FOOT UTILITY EASEMENT (BY THIS PLAT)

(1.545 AC.) (BY THIS PLAT)

15-FOOT DRAINAGE EASEMENT (0.007 AC.) (BY THIS PLAT)

FINAL PLAT

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.

SCALE: 1"= 100'

VOL., PG. VOLUME, PAGE

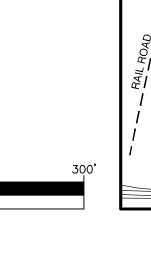
AC ACRE(S)

INST. NO. INSTRUMENT NUMBER

SF SQUARE FEET

CM CONTROL MONUMENT

BSL BUILDING SETBACK LINE



LEGEND

NOTES

(4202) NORTH AMERICAN DATUM 1983 (NA2011) EPOCH 2010.00.

6. ALL LANDSCAPE EASEMENT MUST BE EXCLUSIVE OF ANY OTHER TYPE OF EASEMENT.

48085C0235J WITH AN EFFECTIVE DATE OF JUNE 2, 2009.

3. NO 100-YEAR FLOODPLAIN EXISTS ON THE SITE.

O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS

D.R.C.C.T. DEED RECORDS, COLLIN COUNTY, TEXAS

M.R.C.C.T. MAP RECORDS, COLLIN COUNTY, TEXAS



LOCATION MAP

"PAPE-DAWSON"

----- CENTERLINE

LOVERS LI

L78 S76*53'53"E

L79 S75'03'23"E

L81 N0*08'38"W 220.48'

L82 N29*14'44"E 156.45'

L83 N7817'37"E 87.77'

L84 N86°16'14"E 159.47'

L86 N46 05'31"E 194.88'

L89 N39°00'06"E 122.71'

L90 S86*33'51"E 81.03'

174.52'

38.17

N68*31'43"E

L87 N52°11'56"E

L88 N20°28'00"E

L108 S30*57'37"W 22.07'

L109 N89'02'20"W 17.32'

L113 N89°02'20"W 15.00'

S89*05'23"E

L117 S89*05'23"E 85.66'

L118 S0°54'37"W 15.00'

L119 N89°05'23"W 140.38'

L120 N0°54'37"E 15.00'

L110 N30°57'37"E

L111 S89*05'23"E

L112 S0*57'40"W

L114 N0°57'40"E

L116 S0*54'34"W

MINIMUM SIDE SETBACK ADJ TO STREET

MINIMUM WIDTH & DEPTH

RIGHT-OF-WAY DEDICATION

TYPICAL TYPE 'B' LOTS =

GROSS SITE AREA

NET ACREAGE

OT DENSITY

RESIDENTIAL LOTS

NATURAL OPEN SPACE

15' SIDE ON CORNER LOT

23.062 AC

4.344 AC

18.718 AC

2.038 LOTS/ACRE

LOTS ACREAGE

11.986

6.732

74' X 125'

3

L18 N90°00'00"E

L19 S0°00'00"F

L21 S0°00'00"E

L25 S57'00'24"W

L20 S13°06'07"W 64.95'

L22 N90°00'00"W 48.86'

L23 S10°21′28″W 49.96′

L24 N79*38'32"W 7.40'

L26 S13°06'07"W 4.41'

L27 N76°53'53"W 50.00'

L28 N35*52'03"W 13.13'

L29 N89'05'23"W 116 68'

L30 S0*54'37"W 82.00'

L48

N0*54'37"E

L49 N44°05'23"W 14.14'

S45*54'37"W

L52 S37*52'59"W 40.34'

S44°05'23"E

L54 N45°54'37"E 14.14'

S30*56'21"E

S0*00'00"E

L59 S74°04'26"E 98.39'

L60 S89*58'24"E 142.09'

L56 No*00'00"W

L58 S89*58'24"E

14.83

14.14

148.19

L51 N74*41'05"E

COUNTY OF COLLIN §

STAMPED "PAPE DAWSON", ALSO BEING THE POINT OF BEGINNING;

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

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 (DRCCT);

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 SOUTHEAST 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 RIGTH-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°23'05" 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°33'45.72", 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°00'26.64", 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

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

10°21'28.44", A CHORD BEARING AND DISTANCE OF S 84°49'16" E, 107.42 FEET;

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°12'15" 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.

STAMPED "PAPE DAWSON";

OWNER'S DEDICATION:

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, 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 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.

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 J, 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.

CERTIFICATE OF APPROVAL:

COMMISSION OF THE TOWN OF PROSPER, TEXAS

APPROVED THIS _____DAY OF _____, 20____BY THE PLANNING & ZONING

_ TOWN SECRETARY

_ ENGINEERING DEPARTMENT

_ DEVELOPMENT SERVICES DEPARTMENT

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: _____



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.

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.

47 RESIDENTIAL LOTS 3 COMMON AREA LOTS

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

SHEET 2 OF 2

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.