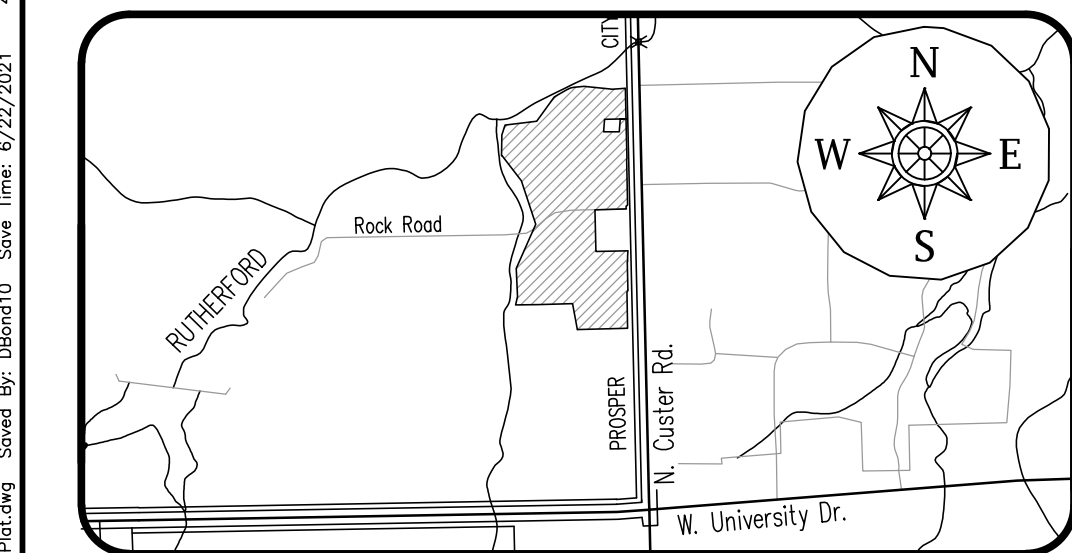
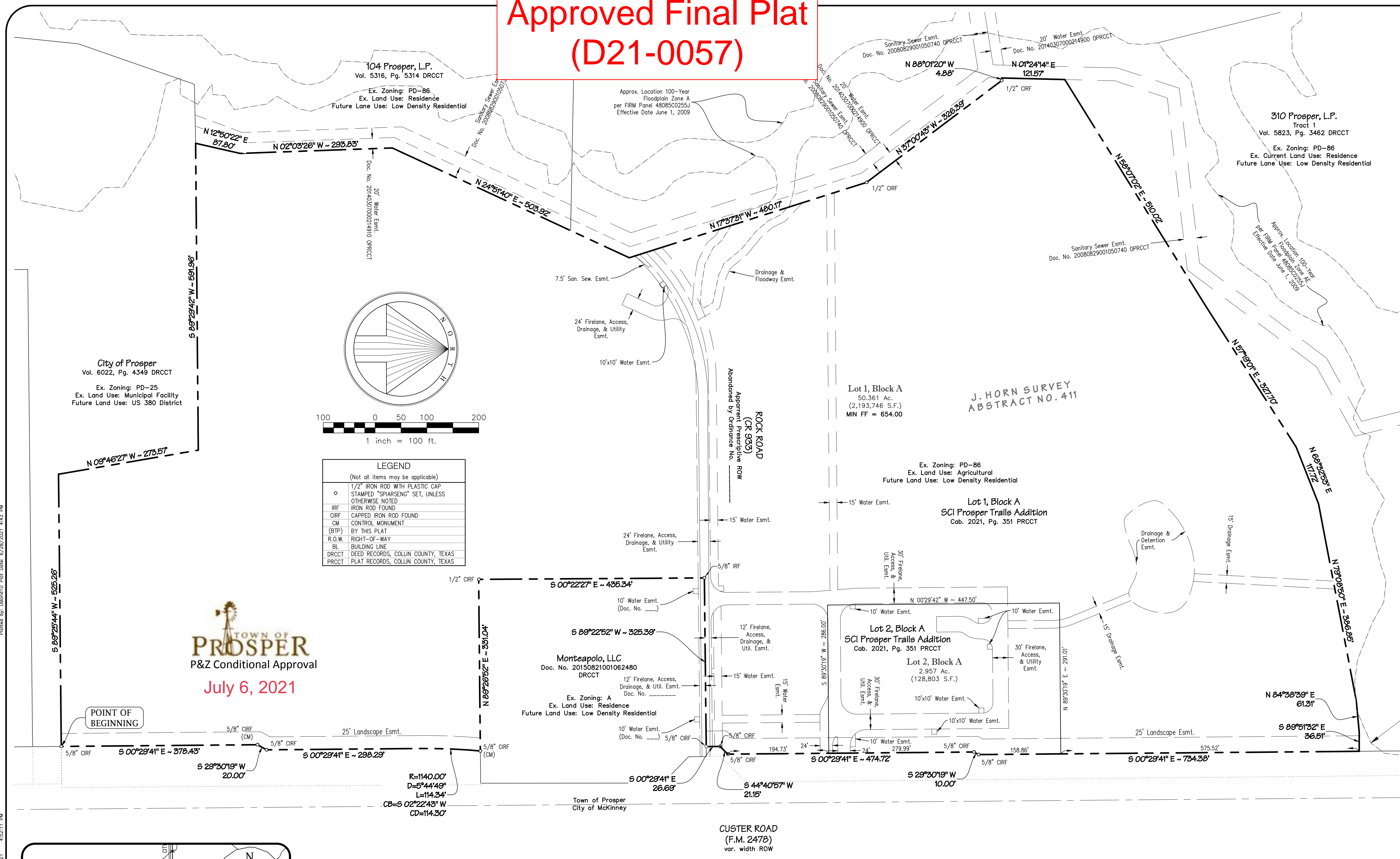


Approved Final Plat
(D21-0057)



NOTES:

- This plat was prepared without the benefit of a commitment for title insurance. No research was performed for any easements other than that shown on the record plat of this property. Therefore, easements, agreements, and other documents may exist that affect the subject property that are not shown on this plat.
- Basis of bearing: State Plane Coordinate System, North Texas Central Zone 4202, North American Datum of 1983. Adjustment Realization 2011.
- Selling a portion of this addition by metes and bounds is a violation of City ordinance and state law and is subject to fines and withholding of utilities and building permits.
- A portion of the subject land is located in a 100-year Flood Plain or in an identified "flood prone area," as defined pursuant to the Flood Disaster Protection Act of 1973, as amended, as reflected by Flood Insurance Rate Map Panel 48085C0255J, effective June 1, 2009. The property is located in Zone "A" (No base flood elevations determined).

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That We, **SCI TEXAS FUNERAL SERVICES, LLC**, do hereby adopt this final plat designating the hereinabove described property as **SCI PROSPER TRAILS ADDITION, LOTS 1&2, BLOCK A**, an Addition to the Town of Prosper, and do hereby dedicate to the public use forever the streets and alleys shown thereon and do hereby reserve the easement strips shown on this plat for the mutual use and accommodation of garbage collection agencies and all public utilities desiring to use or using same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easement strips and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement strip for the purpose of constructing, reconstructing, inspecting, and patrolling, without the necessity at any time of procuring the permission of anyone. This plat approved subject to all planning ordinances, rules, regulations and resolutions of the Town of Prosper, Texas.

Witness our hands at _____ County, Texas, this _____ day of _____, 2021.

SCI TEXAS FUNERAL SERVICES, LLC
a Delaware limited liability company

By: _____
Michael White, President

By: _____
Janet S. Kay, Secretary

STATE OF TEXAS §
COUNTY OF HARRIS §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared _____, 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 _____, 2021.

Notary Public, State of Texas

SURVEYOR'S CERTIFICATE

That I, Darren K. Brown, of Spiars Engineering, Inc., 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 _____, 2021.

DARREN K. BROWN, R.P.L.S. NO. 5252

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Darren K. Brown, 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 _____, 2021.

Notary Public, State of Texas



OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS SCI TEXAS FUNERAL SERVICES, LLC, is the owner of a tract of land situated in the J. Horn Survey, Abstract No. 411, Town of Prosper, Collin County, Texas, being all of those tracts described by deeds recorded in Document No. 20210309000465540 and Document No. 20210309000465550 of the Deed Records, Collin County, Texas (DRCCCT), and being all of Lots 1 and 2, Block A, SCI Prosper Trails Addition, according to the plat recorded in Cabinet 2021, Page 351, Plat Records, Collin County, Texas (PRCCT), with the subject tract being more particularly described as follows:

BEGINNING at a 5/8" iron rod with plastic cap found on the west line of Custer Road, a variable width right-of-way (also known as Farm to Market Road 2478), for the northeast corner of a tract conveyed to City of Prosper, recorded in Volume 6022, Page 4349 DRCCCT;

THENCE S 89°25'44" W, 525.26 feet along the north line thereof;

THENCE N 09°46'27" W, 273.57 feet along the north line thereof;

THENCE S 89°29'42" W, 591.96 feet along the north line thereof to a point;

THENCE departing said City of Prosper tract, the following:

N 12°50'22" E, 87.80 feet;

N 02°03'26" W, 293.83 feet;

N 24°51'40" E, 503.92 feet;

N 17°37'31" W, 480.17 feet to a 1/2" iron rod with plastic cap found;

N 37°00'43" W, 326.39 feet 1/2" iron rod with plastic cap found;

N 88°01'20" W, 4.88 feet;

N 01°24'14" E, 121.57 feet;

N 58°07'02" E, 510.02 feet;

N 57°19'01" E, 327.70 feet;

N 68°32'53" E, 117.72 feet;

N 79°08'50" E, 386.85 feet;

N 84°38'39" E, 61.31 feet;

And S 89°51'32" E, 36.51 feet to the west line of Custer Road;

THENCE along the west line of Custer Road, the following:

S 00°29'41" E, 734.38 feet to a 5/8" iron rod with plastic cap found;

S 29°30'19" W, 10.00 feet to a 5/8" iron rod with plastic cap found;

S 00°29'41" E, 474.72 feet to a 5/8" iron rod with plastic cap found;

S 44°40'57" W, 21.15 feet to a 5/8" iron rod with plastic cap found;

And S 00°29'41" E, 26.69 feet to a 5/8" iron rod with plastic cap found on the north line of a tract conveyed to Montepolo, LLC, recorded in Document No. 20150821001062480 DRCCCT;

THENCE along the common line thereof, the following:

S 89°22'52" W, 325.39 feet to a 5/8" iron rod found;

S 00°22'27" E, 435.34 feet to a 1/2" iron rod with plastic cap found;

And N 89°26'52" E, 331.04 feet to a 5/8" iron rod with plastic cap found on the west line of Custer Road;

THENCE along the west line thereof, the following:

A non-tangent curve to the left having a central angle of 05°44'49", a radius of 1140.00 feet, a chord of S 02°22'43" W - 114.30 feet, an arc length of 114.34 feet;

S 00°29'41" E, 298.29 feet to a 5/8" iron rod with plastic cap found;

S 29°30'19" W, 20.00 feet to a 5/8" iron rod with plastic cap found;

And S 00°29'41" E, 378.43 feet to the POINT OF BEGINNING with the subject tract containing 2,322,549 square feet or 53.318 acres of land.

TOWN APPROVAL

APPROVED THIS _____ DAY OF _____, 2021, by the Planning and Zoning Commission of the Town of Prosper, Texas.

Town Secretary _____

Engineering Department _____

Development Services Department _____

Town Case No. D21-0057
FINAL PLAT

SCI PROSPER TRAILS ADDITION

LOTS 1&2, BLOCK A
BEING 53.318 ACRES

IN THE J. HORN SURVEY, ABST. NO. 411
TOWN OF PROSPER, COLLIN COUNTY, TEXAS

OWNER/APPLICANT
SCI Texas Funeral Services, LLC
1929 Allen Parkway
Houston, TX 77219
Telephone: (713) 525-5277
Contact: Michael White

ENGINEER / SURVEYOR
Spiars Engineering, Inc.
TBPE No. F-2121
765 Custer Road, Suite 100
Plano, TX 75075
Telephone: (972) 422-0077
Contact: David Bond