

OWNER'S DEDICATION

NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS:

THAT, **Christopher A. Richter & Jennifer L. Richter** acting herein by and through its duly authorized officers, does hereby certify and adopt this Amended Plat designating the herein above described property as **Hillside Addition Lot 4, Block 2**, an addition to the Town of Prosper, and does hereby dedicate to the public use forever, the streets and alleys shown thereon. **Christopher A. Richter & Jennifer L. Richter** do hereby certify the following:

1. The streets and alleys are dedicated for street and alley purposes.
2. All public improvements and dedications shall be free and clear of all debt, liens, and/or encumbrances.
3. The easements and public use areas, as shown are dedicated for the public use forever for the purposes indicated on this plat.
4. No building, fences, trees, shrubs, or other improvements or growth shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in landscape easements if approved by the Town of Prosper.
5. The Town of Prosper is not responsible for replacing any improvements in, under, or over any easements caused by maintenance or repair.
6. 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 use to particular utilities, said use by the public utilities being subordinate to the public's and Town of Prosper's use thereof.
7. The Town of Prosper and public utilities shall have the right to remove and keep removed all or part of any building, 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.
8. 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 to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.
9. 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 _____, 2023.
By:

Christopher A. Richter (Owner) Jennifer L. Richter (Owner)

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 **Christopher A. Richter**, 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 the ____ day of _____, 2023.

Notary Public in and for
The State of Texas

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 **Jennifer L. Richter**, 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 the ____ day of _____, 2023.

Notary Public in and for
The State of Texas

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS, Christopher A. Richter & Jennifer L. Richter are the owners of a tract of land situated in the State of Texas, County of Collin, Town of Prosper, being part of Collin County School Land Survey, Abstract No. 147, being all of Lot 4, Block 2 of Hillside Addition and being the western 30 feet of College Street as recorded in Volume 2, Page 62 of the Plat Records of Collin County, Texas, also being described under Clerk's File No. 19961127001017670 of the Deed Records of Collin County, Texas, with said premises being more particularly described as follows:

BEGINNING at a 1/2" iron rod found in the north right-of-way line of E Fifth Street (60' right-of-way), marking the southeast corner of the west 30 feet of College Street and the southeast corner of the herein described premises, from which a "CBG" capped iron rod found for reference bears North 89°39'16" East, 330.00 feet, said capped iron rod found marking the southeast corner of Block 3 of said Hillside Addition;

THENCE passing through College Street, the north right-of-way line of E Fifth Street, the south line of Lot 4 and the south line of said premises, South 89°39'16" West, 104.15 feet to a 1/2" iron rod found marking the southeast corner of Lot 3, Block 2 of said Hillside Addition, the southwest corner of Lot 4 and said premises;

THENCE with the east line of Lot 3 and the west line of Lot 4, North 00°52'45" West, passing at 139.54 feet a 1/2" iron rod found and continuing for a total distance of 140.00 feet to a Roome capped iron rod set in the south line of a 20 foot alley, marking the northeast corner of Lot 3, the northwest corner of Lot 4 and said premises, from which a 1/2" iron rod found for reference bears South 89°39'16" West, 149.76 feet, said 1/2" iron rod being the northwest corner of Lot 2, Block 2 of said Hillside Addition;

THENCE with the south line of said 20 foot alley, the north line of Lot 4, the north line of College Street and said premises, North 89°39'16" East, 104.61 feet to a 1/2" iron rod found marking the northeast corner of the west 30 feet of College Street and the northeast corner of said premises, from which a "CBG" capped iron rod found for reference bears North 89°39'16" East, 330.83 feet, said capped iron rod found marking the northeast corner of Block 3 of said Hillside Addition;

THENCE crossing through College Street and with the east line of said premises, South 00°41'32" East, 140.00 feet to the place of beginning and containing 0.335 acres of land.

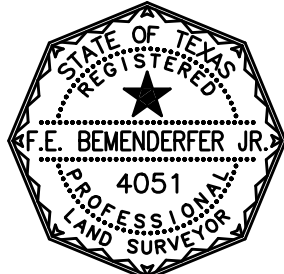
SURVEYOR'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

Known All Men By These Presents:
THAT I, F.E. Bemenderfer, Jr., 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 Regulation of the Town of Prosper, Texas. Dated this ____ day of _____, 2023.

Not For Recording

F.E. Bemenderfer, Jr.
R.P.L.S. No. 4051



ACKNOWLEDGEMENT

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 **F.E. Bemenderfer, Jr.**, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she 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 the ____ day of _____, 2023.

Notary Public in and for
The State of Texas

CERTIFICATE OF APPROVAL

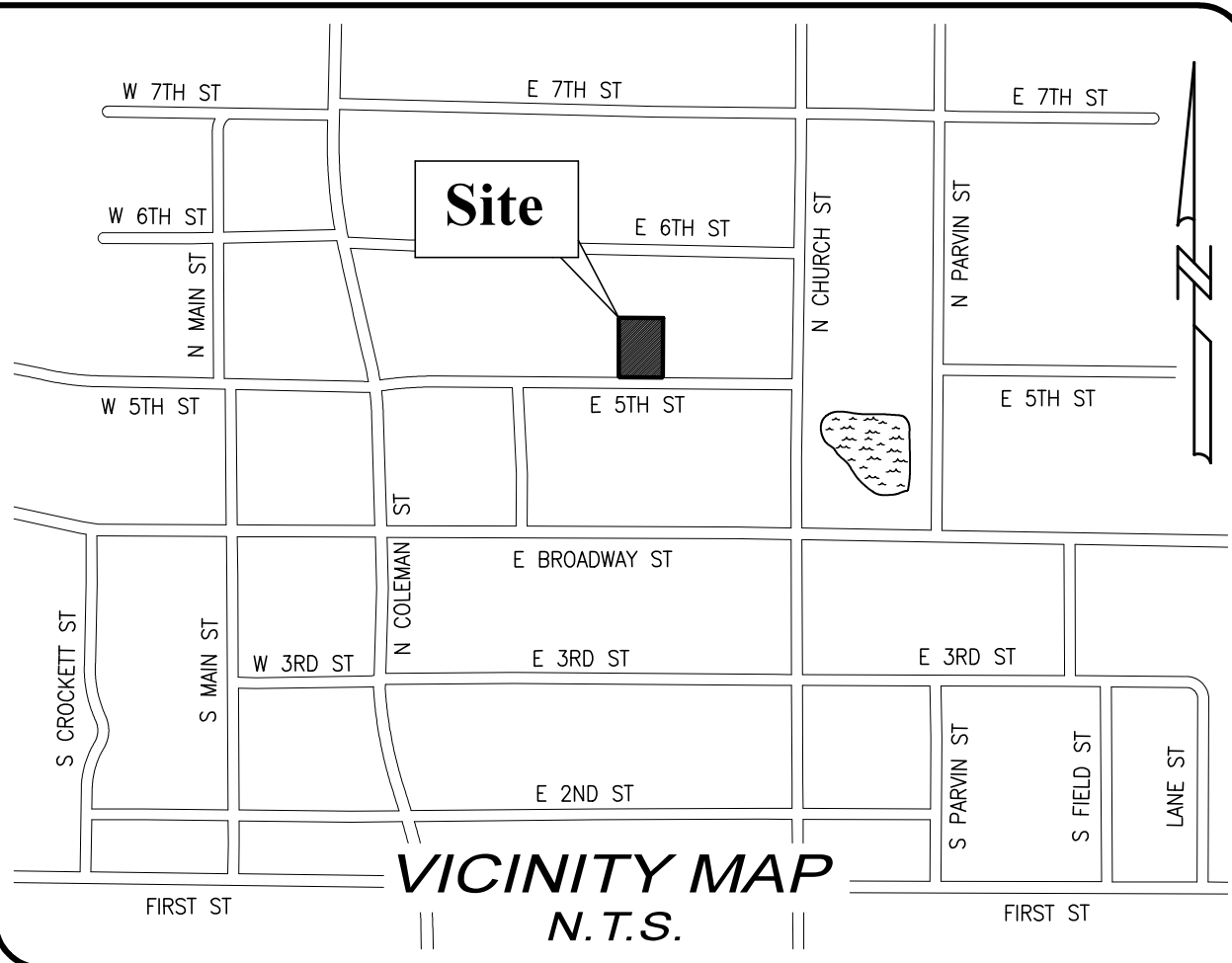
Approved this ____ day of _____, 202_ by the Director of Development Services of the Town of Prosper, Texas.

Town Secretary

Engineering Department

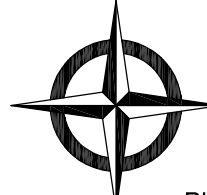
Development Services Department

NOTES: (1) CM is controlling monument; (2) No part of the subject property is shown to lie within a Special Flood Hazard Area inundated by 100-year flood per Map No. 48085C0235J of the F.E.M.A. Flood Insurance Rate Maps for Collin County, Texas and Incorporated Areas, dated June 2, 2009 (Zone X); (3) Bearings based on Texas State Plane Coordinate System NAD83, Texas North Central Zone 4202; (4) This plat has been performed without the benefit of a title commitment. Subject property is affected by any or all easements of record. Surveyor did not abstract or research records for easements. (5) The southwest corner of the John R. Tunney Survey, Abstract No. 916 is located approximately 1,457.42 feet north and 840.19 feet west from the POINT OF BEGINNING. (information based on Collin County Appraisal District Maps) (6) This plat is subject to the additional residential zoning standards outlined in Ordinance 15-55



Owner: Christopher A. Richter
& Jennifer L. Richter
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