

- LEGEND OF ABBREVIATIONS**
- D.R.C.C.T. DEED RECORDS, COLLIN COUNTY, TEXAS
 - O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
 - P.R.C.C.T. PLAT RECORDS, COLLIN COUNTY, TEXAS
 - ROW RIGHT OF WAY
 - FND IR FOUND IRON ROD
 - C.M. CONTROLLING MONUMENT
 - P.O.B. POINT OF BEGINNING
 - CAB. CABINET
 - PG. PAGE

- SURVEYOR'S NOTES:**
- BEARINGS AND DISTANCES ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202 NORTH AMERICAN DATUM OF 1983 (NAD 83) (U.S. FOOT) WITH A COMBINED SCALE FACTOR OF 1.00015271.
 - THIS PROPERTY LIES WITHIN ZONE "X" UNSHADED OF THE FLOOD INSURANCE RATE MAP FOR COLLIN COUNTY, TEXAS AND INCORPORATED AREAS, MAP NO. 48085C0235J, DATED JUNE 02, 2009, VIA SCALED MAP LOCATION AND GRAPHIC PLOTTING.
 - NO 100-YEAR FLOODPLAIN EXISTS ON THE SITE.
 - NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF TOWN SUBDIVISION ORDINANCE AND STATE PLATTING STATUTES AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING CERTIFICATES.
 - THE PURPOSE OF THIS PLAT IS TO ADD EASEMENTS FOR DEVELOPMENT.
 - 0.0003 ACRES OR 12 SQ. FT. OF RIGHT-OF-WAY DEDICATED IN FEE SIMPLE TO THE TOWN OF PROSPER.
 - LANDSCAPE EASEMENTS ARE EXCLUSIVE OF OTHER EASEMENTS, UNLESS APPROVED BY THE TOWN PER THIS PLAT.

SURVEYOR'S CERTIFICATE

STATE OF TEXAS §
 COUNTY OF DENTON §

THAT I, DANIEL L. JACKSON, 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.

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

DANIEL L. JACKSON, R.P.L.S.
 NO. 5577

STATE OF TEXAS §
 COUNTY OF DENTON §

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED DANIEL L. JACKSON, 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 _____ 2025.

OWNER'S CERTIFICATE

STATE OF TEXAS §
 COUNTY OF COLLIN §

WHEREAS O E 6TH LLC IS THE OWNER OF A 0.3263 ACRE TRACT OF LAND SITUATED IN THE COLLIN COUNTY SCHOOL LAND SURVEY, ABSTRACT NUMBER (NO.) 147, COLLIN COUNTY, TEXAS, BEING ALL OF LOT 1, BLOCK 1, PROSPER CENTRAL ADDITION, AN ADDITION TO THE TOWN OF PROSPER ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET (CAB.) C, PAGE (PG.) 643, PLAT RECORDS OF COLLIN COUNTY, TEXAS (P.R.C.C.T.), SAME BEING THAT TRACT OF LAND DESCRIBED IN DEED TO O E 6TH LLC RECORDED IN DOCUMENT (DOC.) NO. 20220425000654340, OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS (O.P.R.C.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, (BEARINGS AND DISTANCES ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE (4202) NORTH AMERICAN DATUM 83 (NAD83)(US FOOT) WITH A COMBINED SCALE FACTOR OF 0.999847313317):

BEGINNING AT 1/2 INCH IRON ROD FOUND AT THE INTERSECTION OF THE NORTHEAST RIGHT-OF-WAY (R.O.W.) LINE OF NORTH COLEMAN (R.O.W. VARIES) AND THE SOUTH R.O.W. LINE OF A 20 FOOT ALLEY AS DEPICTED IN CAB. C, PG. 643, P.R.C.C.T. FOR THE NORTHWEST CORNER OF SAID LOT 1;

THENCE, NORTH 89 DEG. 53 MIN. 16 SEC. EAST, WITH THE SOUTH R.O.W. LINE OF SAID 20 FOOT ALLEY AND THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 112.65 FEET TO A 1/2 INCH CAPPED IRON ROD FOUND FOR THE NORTHWEST CORNER OF LOT 2 OF SAID PROSPER CENTRAL ADDITION AND THE NORTHEAST CORNER OF SAID LOT 1;

THENCE, SOUTH 00 DEG. 06 MIN. 44 SEC. EAST, WITH THE WEST LINE OF SAID LOT 2 AND THE EAST LINE OF SAID LOT 1, A DISTANCE OF 139.49 FEET TO A 1/2 INCH CAPPED IRON ROD FOUND ON THE NORTH R.O.W. LINE OF SAID 6TH STREET (60 FOOT R.O.W.) AS RECORDED IN CAB. C, PG. 643, P.R.C.C.T. FOR THE SOUTHWEST CORNER OF SAID LOT 2 AND THE SOUTHEAST CORNER OF SAID LOT 1;

THENCE, SOUTH 89 DEG. 53 MIN. 16 SEC. WEST, WITH THE NORTH R.O.W. LINE OF SAID 6TH STREET, A DISTANCE OF 90.00 FEET TO A 1/2 INCH CAPPED IRON ROD STAMPED "WINDROSE" SET AT THE INTERSECTION OF THE NORTH R.O.W. LINE OF SAID 6TH STREET AND THE NORTHWEST CORNER OF SAID LOT 1;

THENCE, NORTH 11 DEG. 21 MIN. 57 SEC. WEST, WITH THE NORTHEAST R.O.W. LINE OF SAID NORTH COLEMAN, A DISTANCE OF 31.93 FEET TO A 1/2 INCH CAPPED IRON ROD FOUND FOR CORNER;

THENCE, NORTH 08 DEG. 44 MIN. 29 SEC. WEST, CONTINUING WITH THE NORTHEAST R.O.W. LINE OF SAID NORTH COLEMAN, A DISTANCE OF 109.41 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.3235 ACRES OR 14,091 SQUARE FEET OF LAND.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS THAT O E 6TH LLC ACTING HEREIN BY AND THROUGH ITS DULY AUTHORIZED OFFICERS, DOES HEREBY CERTIFY AND ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS PROSPER CENTRAL ADDITION, BLOCK 1, LOTS 1, AN ADDITION TO THE TOWN OF PROSPER, AND DOES HEREBY DEDICATE TO THE PUBLIC USE FOREVER, THE STREETS AND ALLEYS SHOWN THEREON.

- O E 6TH LLC, DOES HEREBY CERTIFY THE FOLLOWING:
- THE STREETS AND ALLEYS ARE DEDICATED FOR STREET AND ALLEY PURPOSES.
 - ALL PUBLIC IMPROVEMENTS AND DEDICATIONS SHALL BE FREE AND CLEAR OF ALL DEBT, LIENS, AND/OR ENCUMBRANCES.
 - THE EASEMENTS AND PUBLIC USE AREAS, AS SHOWN, ARE DEDICATED TO THE PUBLIC USE FOREVER FOR THE PURPOSES INDICATED ON THIS PLAT.
 - NO BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS 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.
 - THE TOWN OF PROSPER IS NOT RESPONSIBLE FOR REPLACING ANY IMPROVEMENTS IN, UNDER, OR OVER ANY EASEMENTS CAUSED BY MAINTENANCE OR REPAIR.
 - 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.
 - THE TOWN OF PROSPER AND PUBLIC UTILITIES 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 THE EASEMENTS.
 - 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.
 - 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 AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2025.

O E 6TH LLC

 MOSUNMADE ADEPOJU, PRESIDENT

STATE OF TEXAS §
 COUNTY OF _____ §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED MOSUNMADE ADEPOJU, 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 CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____ 2025.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

CASE NO. - DEVAPP-24-0109

FINAL PLAT
PROSPER CENTRAL ADDITION
BLOCK 1, LOT 1
BEING 0.3235 ACRES AND A FINAL PLAT OF LOT 1, BLOCK 1
PROSPER CENTRAL ADDITION, AN ADDITION TO THE
TOWN OF PROSPER, AS RECORDED IN
CAB. C, PG. 643, P.R.C.C.T.
SITUATED IN THE COLLIN COUNTY SCHOOL LANDS,
ABSTRACT NUMBER 147
TOWN OF PROSPER, COLLIN COUNTY, TEXAS

DATE PREPARED: 08/04/2025

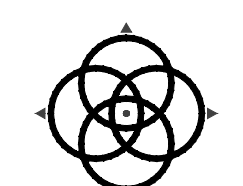
CERTIFICATE OF APPROVAL:

APPROVED THIS _____ DAY OF _____, 2025 BY THE PLANNING & ZONING COMMISSION OF THE TOWN OF PROSPER, TEXAS.

 TOWN SECRETARY

 DEVELOPMENT SERVICES DEPARTMENT

 ENGINEERING DEPARTMENT



WINDROSE
LAND SURVEYING | PLATTING

OWNER/DEVELOPER
 O E 6TH LLC
 130 N PRESTON RD SUITE 100-414
 PROSPER, TX 75078
 CONTACT: MO ADEPOJU
 PHONE: 312-810-8111

1760 S. STEMMONS FREEWAY, SUITE 180 | LEWISVILLE, TX 75067 | 214.217.2544
 FIRM REGISTRATION NO. 10194331 | WINDROSESERVICES.COM

DRAWN BY: SS DATE: 03/11/2025 CHECKED BY: MNP JOB NO.: D60081
 POC: LUKE JACKSON EMAIL: LUKE.JACKSON@WINDROSESERVICES.COM PHONE: 972.370.5871

