

OWNER'S CERTIFICATE:

STATE OF TEXAS§

COUNTY OF COLLIN §

WHEREAS, 183 LAND CORPORATION, BLUE STAR LAND, L.P., AND 289 (PRESTON) & 380, L.P. ARE THE OWNERS OF A TRACT OF LAND, SITUATED IN COLLIN CO SCHOOL SURVEY, ABSTRACT NO. 147, TOWN OF PROSPER, COLLIN COUNTY, TEXAS, AND BEING A PORTION OF A TRACT OF LAND CONVEYED TO 183 LAND CORPORATION IN SPECIAL WARRANTY DEED RECORDED IN INSTRUMENT NUMBER 2021040700704790, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS (O.P.R.C.C.T.), ALSO BEING A PORTION OF A TRACT OF LAND CONVEYED TO BLUE STAR LAND, L.P. IN GENERAL WARRANTY DEED RECORDED IN INSTRUMENT NUMBER 201080920019450 (O.P.R.C.C.T.), SAME ALSO BEING A PORTION OF A TRACT OF LAND CONVEYED TO 289 (PRESTON) & 380 L.P. IN DEED RECORDED IN INSTRUMENT NUMBER 20190118000061180 (O.P.R.C.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, ALSO BEING THE **POINT OF BEGINNING**:

BEGINNING AT A FOUND 5/8-INCH IRON ROD AT AN EXTERIOR ELL CORNER OF SAID 289 (PRESTON) & 380, L.P. TRACT, AND BEING ON THE EAST LINE OF A TRACT OF LAND CONVEYED TO BLUE MONKEY PROPERTIES IN A DEED RECORDED IN INSTRUMENT NUMBER 20171213001647850 (O.P.R.C.C.T.):

THENCE: NORTH 88 DEGREES 58 MINUTES 12 SECONDS EAST, A DISTANCE OF 221.48 FEET TO A 1/2-INCH IRON ROD SET FOR THE SOUTHWEST CORNER OF THAT TRACT OF LAND CONVEYED IN DEED TO MONTE KAUFFMAN, ET UX, PROPER, TEXAS ACCORDING TO THE DOCUMENT OF RECORD FILE IN VOLUME 2004, PAGE 892, DEED RECORDS, COLLIN COUNTY, TEXAS;

THENCE: NORTH 89 DEGREES 25 MINUTES 12 SECONDS EAST, A DISTANCE OF 333.91 FEET TO A 1/2-INCH IRON ROD FOUND FOR THE COMMON MOST NORTHERLY NORTHEAST CORNER OF SAID TRACT SEVEN TO 289 (PRESTON) & 380, L.P., ACCORDING TO THE DOCUMENT OF RECORD FILED IN DOCUMENT NUMBER 20190118000061180, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS AND THE NORTHWEST CORNER OF THAT TRACT OF LAND CONVEYED TO DEED TO FIRST BAPTIST CHURCH, PROSPER, TEXAS, ACCORDING TO THE DOCUMENT OF RECORD FILED IN VOLUME 1909, PAGE 675, DEED RECORDS, COLLIN COUNTY, TEXAS;

THENCE: SOUTH 00 DEGREES 59 MINUTES 40 SECONDS EAST, WITH THE COMMON LINE OF SAID 289 (PRESTON) & 380, L.P. AND SAID FIRST BAPTIST CHURCH, PROSPER, TEXAS A DISTANCE OF 673.55 FEET TO A FOUND 1/2-INCH IRON ROD;

THENCE: SOUTH 76 DEGREES 45 MINUTES 23 SECONDS EAST, A DISTANCE OF 185.76 FEET TO A 3/8-IRON ROD FOUND FOR THE COMMON SOUTHEAST CORNER OF THAT TRACT OF LAND CONVEYED IN DEED TO FIRST BAPTIST CHURCH, PROSPER, TEXAS, ACCORDING TO THE DOCUMENT OF RECORD FILED IN VOLUME 1909, PAGE 675, DEED RECORDS, COLLIN COUNTY, TEXAS AND THE SOUTHWEST CORNER OF THAT TRACT CONVEYED IN DEED TO FIRST BAPTIST CHURCH, PROSPER, TEXAS, ACCORDING TO THE DOCUMENT OF RECORD FILED IN VOLUME 1725, PAGE 830, DEED RECORDS, COLLIN COUNTY, TEXAS;

THENCE: SOUTH 76 DEGREES 47 MINUTES 20 SECONDS EAST, A DISTANCE OF 149.63 FEET TO A SET 1/2-INCH IRON ROD WITH PLASTIC YELLOW CAP STAMPED "PAPE-DAWSON";

THENCE: OVER AND ACROSS SAID TRACT 7 TO 289 (PRESTON) & 380, L.P. TRACT, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 13 DEGREES 06 MINUTES 07 SECONDS WEST, A DISTANCE OF 31.14 FEET TO A SET 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE-DAWSON";

SOUTH 00 DEGREES 11 MINUTES 34 SECONDS WEST, A DISTANCE OF 93.82 FEET TO A SET 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE-DAWSON";

SOUTH 06 DEGREES 51 MINUTES 04 SECONDS WEST, A DISTANCE OF 170.63 FEET TO A SET 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE-DAWSON";

SOUTH 00 DEGREES 54 MINUTES 37 SECONDS WEST, A DISTANCE OF 82.00 FEET TO A SET 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE-DAWSON";

NORTH 89 DEGREES 08 MINUTES 23 SECONDS WEST, A DISTANCE OF 116.88 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 03 DEGREES 46 MINUTES 16 SECONDS, A CHORD DISTANCE OF NORTH 87 DEGREES 12 MINUTES 15 SECONDS WEST, 39.16 FEET;

ALONG SAID CURVE TO THE RIGHT, AN ARC LENGTH OF 39.16 FEET TO A SET 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE-DAWSON";

NORTH 35 DEGREES 52 MINUTES 03 SECONDS WEST, A DISTANCE OF 13.13 FEET TO A SET 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE-DAWSON";

NORTH 73 DEGREES 53 MINUTES 53 SECONDS WEST, A DISTANCE OF 50.00 FEET TO A SET 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE-DAWSON";

SOUTH 13 DEGREES 06 MINUTES 07 SECONDS WEST, A DISTANCE OF 4.41 FEET TO A SET 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE-DAWSON";

SOUTH 57 DEGREES 00 MINUTES 24 SECONDS WEST, A DISTANCE OF 14.41 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 LEFT HAVING A RADIUS OF 645.00 FEET, A CENTRAL ANGLE OF 00 DEGREES 15 MINUTES 57 SECONDS, A CHORD DISTANCE OF NORTH 79 DEGREES 07 MINUTES 04 SECONDS WEST, 2.99 FEET;

ALONG SAID CURVE TO THE LEFT, AN ARC LENGTH OF 2.99 FEET TO A SET 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE-DAWSON";

SOUTH 10 DEGREES 44 MINUTES 58 SECONDS WEST, A DISTANCE OF 50.00 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 09 DEGREES 55 MINUTES 32 SECONDS, A CHORD DISTANCE OF NORTH 84 DEGREES 12 MINUTES 48 SECONDS WEST, 102.94 FEET;

ALONG SAID CURVE TO THE LEFT, AN ARC LENGTH OF 103.07 FEET TO A SET 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE-DAWSON";

NORTH 89 DEGREES 56 MINUTES 19 SECONDS WEST, A DISTANCE OF 57.42 FEET TO A SET 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE-DAWSON";

SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 71.74 FEET TO A SET 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE-DAWSON";

SOUTH 13 DEGREES 06 MINUTES 07 SECONDS WEST, A DISTANCE OF 64.95 FEET TO A SET 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE-DAWSON";

SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 135.00 FEET TO A SET 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE-DAWSON";

NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 77.84 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 325.00 FEET, A CENTRAL ANGLE OF 05 DEGREES 05 MINUTES 06 SECONDS, A CHORD DISTANCE OF SOUTH 87 DEGREES 27 MINUTES 27 SECONDS EAST, 28.83 FEET;

ALONG SAID CURVE TO THE RIGHT, AN ARC LENGTH OF 28.84 FEET TO A SET 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE-DAWSON";

SOUTH 05 DEGREES 05 MINUTES 06 SECONDS WEST, A DISTANCE OF 50.00 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 275.00 FEET, A CENTRAL ANGLE OF 00 DEGREES 35 MINUTES 09 SECONDS, A CHORD DISTANCE OF SOUTH 84 DEGREES 37 MINUTES 19 SECONDS EAST, 2.81 FEET;

ALONG SAID CURVE TO THE RIGHT, AN ARC LENGTH OF 2.81 FEET TO A SET 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE-DAWSON";

SOUTH 28 DEGREES 44 MINUTES 38 SECONDS EAST, A DISTANCE OF 11.60 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 211.50 FEET, A CENTRAL ANGLE OF 24 DEGREES 28 MINUTES 41 SECONDS, A CHORD DISTANCE OF SOUTH 12 DEGREES 13 MINUTES 21 SECONDS WEST, 89.55 FEET;

ALONG SAID CURVE TO THE LEFT, AN ARCH LENGTH OF 90.24 FEET TO A SET 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE-DAWSON";

SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 35.87 FEET TO A SET 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE-DAWSON";

SOUTH 45 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 35.37 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 RIGHT-OF-WAY), RECORDED IN VOLUME 2019, PAGE 252, MAP RECORD, COLLIN COUNTY, TEXAS (M.R.C.C.T.);

THENCE: SOUTH 89 DEGREES 58 MINUTES 38 SECONDS WEST, 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 741.82 FEET TO A SET 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE-DAWSON";

THENCE: NORTH 86 DEGREES 12 MINUTES 32 SECONDS WEST, 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 123.25 FEET TO A SET 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE-DAWSON";

THENCE: NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 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 146.41 FEET TO A SET 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE-DAWSON";

THENCE: NORTH 45 DEGREES 00 MINUTES 00 SECONDS WEST, 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 35.66 FEET TO A SET 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE-DAWSON", FOR THE NORTHWEST CORNER CLIP AT THE NORTH RIGHT-OF-WAY LINE OF LOVERS LANE (A VARIABLE WIDTH RIGHT-OF-WAY), RECORDED IN VOLUME 2019, PAGE 252, MAP RECORDS, COLLIN COUNTY, TEXAS (M.R.C.C.T.), ALSO BEING ON A SOUTH LINE OF SAID 183 LAND CORPORATION, FROM WHICH A FOUND 5/8-INCH IRON ROD WITH RED CAP STAMPED "KHA" FOR THE NORTHEAST CORNER CLIP AT THE INTERSECTION OF WESTERLY RIGHT-OF-WAY LINE OF SOUTH COLEMAN STREET, (A VARIABLE WIDTH RIGHT-OF-WAY), RECORDED IN VOLUME 2019, PAGE 252 (M.R.C.C.T.) AND THE SOUTH RIGHT-OF-WAY LINE OF SAID LOVERS LANE, SAME BEING THE MOST NORTHERLY CORNER OF LOT 12, BLOCK A, GATES OF PROSPER, PHASE 2, BLOCK A, LOTS 1-14 ADDITION, AN ADDITION TO THE TOWN OF PROSPER, COLLIN COUNTY, TEXAS RECORDED IN INSTRUMENT NUMBER 20200826010003250 (O.P.R.C.C.T.), BEARS SOUTH 10 DEGREES 29 MINUTES 29 SECONDS EAST, A DISTANCE OF 137.00 FEET;

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

NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 115.00 FEET TO A SET 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE-DAWSON";

NORTH 02 DEGREES 25 MINUTES 12 SECONDS WEST, A DISTANCE OF 143.71 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 1065.00 FEET, A CENTRAL ANGLE OF 10 DEGREES 55 MINUTES 38 SECONDS, A CHORD BEARING AND DISTANCE OF NORTH 10 DEGREES 24 MINUTES 43 SECONDS, 200.90 FEET;

ALONG SAID CURVE TO THE RIGHT, AN ARC LENGTH OF 201.21 FEET TO ASET 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE-DAWSON";

NORTH 15 DEGREES 52 MINUTES 33 SECONDS, A DISTANCE OF 926.53 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 LEFT HAVING A RADIUS OF 1145.00 FEET, A CENTRAL ANGLE OF 08 DEGREES 38 MINUTES 19 SECONDS, A CHORD BEARING AND DISTANCE OF NORTH 11 DEGREES 53 MINUTES 23 SECONDS EAST, 172.47 FEET;

ALONG SAID CURVE TO THE LEFT, AN ARC LENGTH OF 172.64 FEET TO A SET 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE-DAWSON";

SOUTH 89 DEGREES 55 MINUTES 16 SECONDS EAST, ALONG THE SOUTH LINE OF SAID BLUE MONKEY PROPERTIES TRACT, AND A NORTH LINE OF SAID 289 (PRESTON) & 380, L.P. TRACT, A DISTANCE OF 227.96 FEET TO A SET 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE-DAWSON";

THENCE: NORTH 01 DEGREES 52 MINUTES 08 SECONDS EAST, ALONG THE EAST LINE OF SAID BLUE MONKEY PROPERTIES TRACT AND THE NORTHERLY WEST LINE OF SAID 289 (PRESTON) & 380, L.P. TRACT, A DISTANCE OF 71.93 FEET TO THE POINT OF BEGINNING, AND CONTAINING 38.356 ACRES OR 1,670,787 SQUARE FEET OF LAND MORE OR LESS.

OWNER'S DEDICATION:

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, 289 (PRESTON) & 380, L.P., 183 LAND CORPORATION AND BLUE STAR LAND, L.P., ACTING HEREIN BY AND THROUGH ITS DULY AUTHORIZED OFFICERS, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINABOVE DESCRIBED PROPERTY AS **STARVIEW, PHASE 2**, 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.
183 LAND CORPORATION
BLUE STAR LAND, 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

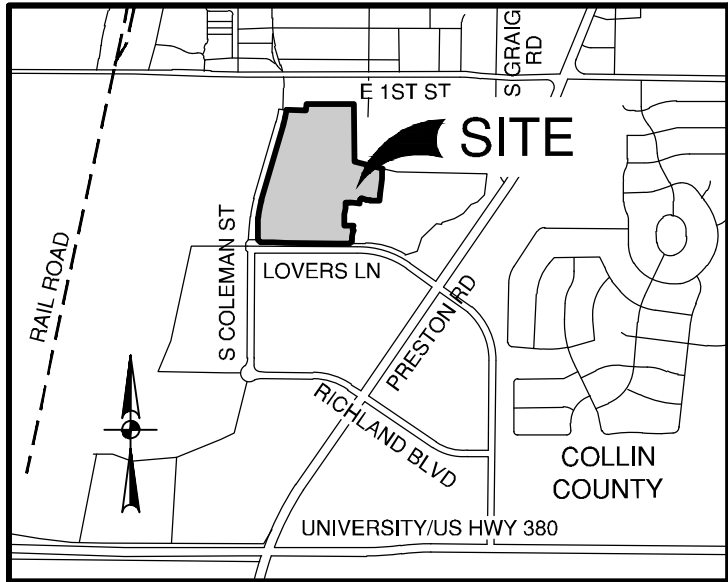
COUNTY OF COLLIN

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: _____



LOCATION MAP

FINAL PLAT
STARVIEW, PHASE 2
LOTS 1-12, 1X, 2X, BLOCK A; LOTS 1-20,
BLOCK B; LOTS 1-24, BLOCK C; LOTS
1-32, BLOCK D; LOTS 1-13, 17-20,
BLOCK E; LOTS 1-13, 1X, BLOCK F

CASE NO. D22-0006

BEING 38.356 ACRES SITUATED IN THE
COLLIN CO SCHOOL LAND SURVEY, ABSTRACT NO. 147,
IN THE TOWN OF PROSPER, COLLIN COUNTY, TEXAS.

126 RESIDENTIAL LOTS
3 COMMON AREA LOTS

PAPE-DAWSON
ENGINEERS

6105 TENNYSON PKWY, STE 210 | PLANO, TX 75024 | 214-420-8494
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10194390

DATE OF PREPARATION: SEPTEMBER 13, 2023

OWNER/DEVELOPER:

289 (PRESTON) & 380, L.P.
183 LAND CORPORATION
BLUE STAR LAND, 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.