



OWNERS CERTIFICATE

STATE OF TEXAS §  
COUNTY OF DENTON §

BEING A TRACT OF LAND, LOCATED IN THE LOUISA NEATHERLY SURVEY, ABSTRACT NO. 962, DENTON COUNTY, TEXAS, AND BEING PART OF THAT TRACT OF LAND CONVEYED AS PARCEL IV IN DEED TO BLUE STAR ALLEN LAND, L.P., ACCORDING TO THE DOCUMENT OF RECORD FILED IN DOCUMENT NUMBER 2011-60030, OFFICIAL RECORDS, DENTON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND WITH RED CAP IN THE WEST LINE OF THAT TRACT OF LAND CONVEYED IN DEED TO BLUE STAR ALLEN LAND, L.P., ACCORDING TO THE DOCUMENT OF RECORD FILED IN DOCUMENT NUMBER 20111230001411880, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS FOR THE CORNER MOST EASTERLY SOUTHEAST CORNER OF PARCEL IV AND THE NORTHEAST CORNER OF THAT TRACT OF LAND CONVEYED IN DEED TO PROSPER-LEGACY FISHTRAP, L.P., ACCORDING TO THE DOCUMENT OF RECORD FILED IN DOCUMENT NUMBER 2020-208905, OFFICIAL RECORDS, DENTON COUNTY, TEXAS;

THENCE S 00° 07' 57" W, WITH THE WEST LINE OF SAID PROSPER-LEGACY FISHTRAP, L.P. TRACT, A DISTANCE OF 540.00 FEET TO A 1/2" IRON ROD WITH A RED CAP FOUND FOR COMMON INTERIOR ELL CORNER OF SAID PARCEL IV AND THE MOST NORTHERLY NORTHWEST CORNER OF PROSPER-LEGACY-FISHTRAP, L.P. TRACT;

THENCE CONTINUING ALONG THE WEST LINE OF SAID PROSPER-LEGACY-FISHTRAP, L.P. TRACT AND CONTINUING ALONG THE EAST LINE OF SAID PARCEL IV IN DEED TO BLUE STAR ALLEN LAND, L.P. TRACT, THE FOLLOWING COURSES AND DISTANCES;

N 89° 52' 13" W, A DISTANCE OF 449.79 FEET TO A FOUND 1/2" IRON ROD;

S 00° 08' 13" W, A DISTANCE OF 625.00 FEET TO A FOUND 1/2" IRON ROD;

S 68° 34' 35" W, A DISTANCE OF 121.57 FEET TO A FOUND 1/2" IRON ROD AT THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 637.50 FEET, A CENTRAL ANGLE OF 11°22'09", A CHORD BEARING AND DISTANCE OF N 15°46'02" W - 126.29 FEET;

ALONG SAID CURVE TO THE RIGHT, AN ARC LENGTH OF 126.50 FEET TO A FOUND 1/2" IRON ROD AT THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 555.00 FEET, A CENTRAL ANGLE OF 13°21'24", A CHORD BEARING AND DISTANCE OF S 16°41'05" E - 129.09 FEET;

ALONG SAID CURVE TO THE LEFT, AN ARC LENGTH OF 129.38 FEET TO A FOUND 1/2" IRON ROD;

S 23° 29' 36" E, A DISTANCE OF 40.02 FEET TO A FOUND 1/2" IRON ROD;

S 68° 38' 56" E, A DISTANCE OF 35.38 FEET TO A FOUND 1/2" IRON ROD;

S 22° 58' 04" E, A DISTANCE OF 4.51 FEET TO A FOUND 1/2" IRON ROD AT THE FIRST STREET, A VARIABLE WIDTH RIGHT-OF-WAY LINE;

THENCE CONTINUING ALONG THE NORTH LINE OF FIRST STREET, A VARIABLE WIDTH RIGHT-OF-WAY LINE, THE FOLLOWING COURSES AND DISTANCES;

S 66° 45' 09" W, A DISTANCE OF 85.44 FEET TO A FOUND 1/2" IRON ROD;

N 23° 14' 50" W, A DISTANCE OF 2.00 FEET TO A 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE-DAWSON" SET;

S 66° 45' 09" W, A DISTANCE OF 268.57 FEET TO A 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE-DAWSON" SET;

S 23° 14' 50" E, A DISTANCE OF 2.00 FEET TO A 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE-DAWSON" SET;

S 66° 45' 09" W, A DISTANCE OF 404.46 FEET TO A 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE-DAWSON" SET;

THENCE N 01° 12' 29" W, ALONG THE COMMON WEST LINE OF SAID PARCEL IV, AND THE EAST LINE OF THAT TRACT OF LAND CONVEYED IN DEED TO PROSPER PROFESSIONAL CENTER, LLC, ACCORDING TO THE DOCUMENT OF RECORD FILED IN DOCUMENT NUMBER 2019-83405, OFFICIAL RECORDS, DENTON COUNTY, TEXAS, A DISTANCE OF 564.14 FEET TO A 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE-DAWSON" SET, THE FOLLOWING COURSES AND DISTANCES;

N 74° 40' 20" W, A DISTANCE OF 166.83 FEET TO A 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE-DAWSON" SET;

N 00° 38' 53" E, A DISTANCE OF 350.62 FEET TO A FOUND 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE-DAWSON";

THENCE LEAVING THE COMMON WEST LINE OF SAID PARCEL IV, AND THE EAST LINE OF SAID PROSPER PROFESSIONAL CENTER, LLC TRACT, OVER AND ACROSS SAID PARCEL IV, THE FOLLOWING COURSES AND DISTANCES;

N 30° 59' 47" E, A DISTANCE OF 417.62 FEET TO A FOUND 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE-DAWSON";

N 48° 52' 35" E, A DISTANCE OF 10.89 FEET TO FOUND A 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE-DAWSON";

N 41° 07' 25" E, A DISTANCE OF 50.00 FEET TO A FOUND 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE-DAWSON";

S 06° 25' 36" E, A DISTANCE OF 14.76 FEET TO A FOUND 1/2" IRON ROD WITH YELLOW PLASTIC AP STAMPED "PAPE-DAWSON";

N 36° 01' 24" E, A DISTANCE OF 269.51 FEET TO A FOUND 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE-DAWSON" AT THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 525.00 FEET, A CENTRAL ANGLE OF 00°44'58", A CHORD BEARING AND DISTANCE OF N 35°38'55" E - 5.56 FEET;

ALONG SAID CURVE TO THE LEFT, AN ARC LENGTH OF 5.56 FEET TO A FOUND 1/2" IRON ROD WITH CAP STAMPED "PAPE-DAWSON";

S 79° 38' 46" W, A DISTANCE OF 14.13 FEET TO A FOUND 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE-DAWSON";

N 30° 36' 43" E, A DISTANCE OF 50.13 FEET TO A FOUND 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE-DAWSON";

S 13° 35' 43" E, A DISTANCE OF 14.93 FEET TO A FOUND 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE-DAWSON";

N 28° 07' 02" E, A DISTANCE OF 95.48 FEET TO A FOUND 1/2" IRON ROD WITH CAP YELLOW PLASTIC STAMPED "PAPE-DAWSON" AT THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 525.00 FEET, A CENTRAL ANGLE OF 12°07'52", A CHORD BEARING AND DISTANCE OF N 22°03'16" E - 110.90 FEET;

ALONG SAID CURVE TO THE LEFT, AN ARC LENGTH OF 111.11 FEET TO A FOUND 1/2" IRON ROD WITH CAP STAMPED "PAPE-DAWSON" AT THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 325.00 FEET, A CENTRAL ANGLE OF 08°51'54", A CHORD BEARING AND DISTANCE OF N 20°26'57" E - 50.52 FEET;

ALONG SAID CURVE TO THE RIGHT, AN ARC LENGTH OF 50.57 FEET TO A FOUND 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE-DAWSON";

S 72° 23' 23" W, A DISTANCE OF 13.74 FEET TO A FOUND 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE-DAWSON";

N 29° 54' 02" E, A DISTANCE OF 50.01 FEET TO A FOUND 1/2 " IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE-DAWSON";

S 15° 02' 23" E, A DISTANCE OF 13.90 FEET TO A FOUND 1/2 " IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE-DAWSON";

N 30° 55' 45" E, A DISTANCE OF 253.73 FEET TO FOUND A 1/2 " IRON ROD WITH CAP STAMPED "AG PROP COR";

N 31° 44' 05" E, A DISTANCE OF 70.02 FEET TO A FOUND 1/2 " IRON ROD WITH CAP STAMPED "AG PROP COR" AT THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 325.00 FEET, A CENTRAL ANGLE OF 11°18'50", A CHORD BEARING AND DISTANCE OF N 36°35'10" E - 64.07 FEET;

ALONG SAID CURVE TO THE RIGHT, AN ARC LENGTH OF A 64.18 FEET TO A FOUND 1/2 " IRON ROD WITH A CAP STAMPED "AG PROP COR";

N 42° 14' 35" E, A DISTANCE OF 111.23 FEET TO A FOUND 1/2" IRON ROD WITH CAP STAMPED "AG PROP COR";

S 47° 45' 25" E, A DISTANCE OF 15.00 FEET TO A FOUND 1/2" IRON ROD WITH CAP STAMPED "AG PROP COR";

S 63° 28' 31" E, A DISTANCE OF 105.92 FEET TO A FOUND 1/2" IRON ROD WITH CAP STAMPED "AG PROP COR";

S 70° 15' 22" E, A DISTANCE OF 98.60 FEET TO A FOUND 1/2" IRON ROD WITH CAP STAMPED "AG PROP COR";

S 79° 41' 04" E, A DISTANCE OF 76.86 FEET TO A FOUND 1/2" IRON ROD WITH CAP STAMPED "AG PROP COR";

S 66° 38' 30" E, A DISTANCE OF 247.64 FEET TO A FOUND 1/2" IRON ROD WITH CAP STAMPED "AG PROP COR";

THENCE S 11°54'29" W, A DISTANCE OF 27.57 FEET TO THE POINT OF BEGINNING, AND CONTAINING 30.137 ACRES OF LAND, MORE OR LESS.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, BLUE STAR ALLEN LAND, L.P., ACTING HEREIN BY AND THROUGH ITS DULY AUTHORIZED AGENT, DOES HEREBY ADOPT THIS PLAT, DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS **STAR TRAIL, PHASE 18**, AN ADDITION TO THE TOWN OF PROSPER, AND DOES HEREBY DEDICATE TO THE PUBLIC USE FOREVER, THE STREETS AND ALLEYS SHOWN THEREON. BLUE STAR ALLEN LAND, L.P., DOES 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.

ACCESS EASEMENT

THE UNDERSIGNED COVENANTS AND AGREES THAT THE ACCESS EASEMENT(S) MAY BE UTILIZED BY ANY PERSON OF THE GENERAL PUBLIC FOR INGRESS AND EGRESS TO OTHER REAL PROPERTY, AND FOR THE PURPOSE OF GENERAL PUBLIC VEHICULAR USE AND ACCESS, AND FOR THE FIRE DEPARTMENT, POLICE, AND EMERGENCY USE IN ALONG, UPON, AND ACROSS SAID PREMISES, WITH THE RIGHT AND PRIVILEGE AT ALL TIME OF THE TOWN OF PROSPER, ITS AGENTS, EMPLOYEES, WORKMEN AND REPRESENTATIVES HAVING INGRESS, EGRESS, AND REGRESS IN, ALONG, UPON, AND ACROSS SAID PREMISES.

LANDSCAPE EASEMENT

THE UNDERSIGNED COVENANTS AND AGREES THAT THE LANDSCAPE EASEMENT AND RESTRICTIONS HEREIN SET FORTH SHALL RUN WITH THE LAND AND BE BINDING ON THE OWNER(S) OF THE PROPERTY IN THIS SUBDIVISION, THEIR SUCCESSORS AND ASSIGNS, AND ALL PARTIES CLAIMING BY, THROUGH AND UNDER THEM. IN THE EVENT A REPLAT IS REQUESTED ON ALL OR PART OF THIS PROPERTY, THE TOWN MAY REQUIRE ANY SIMILAR OR ADDITIONAL RESTRICTIONS AT ITS SOLE DISCRETION. THE SOLE RESPONSIBILITY FOR MAINTENANCE AND REPLACEMENT OF LANDSCAPE MATERIALS THEREOF SHALL BE BORNE BY ANY 'HOMEOWNERS' ASSOCIATION HEREAFTER ESTABLISHED FOR THE OWNERS OF LOTS IN THIS SUBDIVISION AND/OR THE OWNER OF THE INDIVIDUAL LOTS WITHIN THIS SUBDIVISION. SUCH MAINTENANCE AND REPLACEMENT SHALL BE IN CONFORMANCE WITH THE REQUIREMENTS, STANDARDS, AND SPECIFICATIONS OF THE TOWN OF PROSPER, AS PRESENTLY IN EFFECT OR AS MAY BE HEREAFTER AMENDED. THIS PROVISION MAY BE ENFORCED BY SPECIFIC PERFORMANCE OR BY ANY OTHER REMEDY ALLOWED BY LAW. THIS LANDSCAPE EASEMENT SHALL BE VOID OF UTILITIES AND OTHER ELEMENTS UNLESS OTHERWISE APPROVED ON THE PLAT.

DRAINAGE AND FLOODWAY EASEMENT

THIS PLAT IS HEREBY ADOPTED BY THE OWNERS AND APPROVED BY THE TOWN OF PROSPER (CALLED "TOWN") SUBJECT TO THE FOLLOWING CONDITIONS WHICH SHALL BE BINDING UPON THE OWNERS, THEIR HEIRS, GRANTEES, SUCCESSORS AND ASSIGNS: THE PORTION OF BLOCK R, AS SHOWN ON THE PLAT IS CALLED "DRAINAGE AND FLOODWAY EASEMENT" AND IS THE NATURAL DRAINAGE CHANNEL ACROSS EACH LOT. THE EXISTING CREEK OR CREEKS TRAVERSING ALONG THE DRAINAGE AND FLOODWAY EASEMENT WITHIN THE LIMITS OF THIS ADDITION, WILL REMAIN AS AN OPEN CHANNEL AT ALL TIMES AND WILL BE MAINTAINED BY THE OWNERS OF THE LOT OR LOTS THAT ARE TRAVERSED BY OR ADJACENT TO THE DRAINAGE COURSES IN THE DRAINAGE AND FLOODWAY EASEMENT. THE TOWN WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OR SAID CREEK OR CREEKS OR FOR ANY DAMAGE TO PRIVATE PROPERTY OR PERSON THAT RESULTS FOR THE FLOW OF WATER ALONG SAID CREEK, OR FOR THE CONTROL OF EROSION, NO OBSTRUCTION TO THE NATURAL FLOW OF STORM WATER RUN-OFF SHALL BE PERMITTED BY CONSTRUCTION OF ANY TYPE OF BUILDING, FENCE, OR ANY OTHER STRUCTURE WITHIN THE DRAINAGE AND FLOODWAY EASEMENT OR THE NATURAL DRAINAGE CHANNELS, AS HEREIN ABOVE DEFINED. PROVIDED IT IS UNDERSTOOD THAT IN THE EVENT IT BECOMES NECESSARY FOR THE TOWN TO ERECT OR CONSIDER ERECTING ANY TYPE OF DRAINAGE STRUCTURE IN ORDER TO IMPROVE THE STORM DRAINAGE THAT MAY BE OCCASIONED BY STREETS AND ALLEYS IN OR ADJACENT TO THE SUBDIVISION, THEN IN SUCH EVENT, THE TOWN SHALL HAVE THE RIGHT TO ENTER UPON THE DRAINAGE AND FLOODWAY EASEMENT AT ANY POINT OR POINTS, TO INVESTIGATE, SURVEY OR TO ERECT, CONSTRUCT, AND MAINTAIN ANY DRAINAGE FACILITY DEEMED NECESSARY FOR DRAINAGE PURPOSES. EACH PROPERTY OWNER SHALL KEEP THE NATURAL DRAINAGE CHANNELS TRAVERSING OR ADJACENT TO HIS PROPERTY CLEAN AND FREE OF DEBRIS, SILT, AND ANY SUBSTANCE WHICH WOULD RESULT IN UNSANITARY CONDITIONS OR OBSTRUCT THE FLOW OF WATER. AND THE TOWN SHALL HAVE THE RIGHT OF INGRESS AND EGRESS FOR THE PURPOSE OF INSPECTION AND SUPERVISION OF MAINTENANCE WORK BY THE PROPERTY OWNER TO ALLEVIATE ANY UNDESIRABLE CONDITIONS WHICH MAY OCCUR. THE NATURAL DRAINAGE THROUGH THE DRAINAGE AND FLOODWAY EASEMENT, AS IN THE CASE OF ALL NATURAL CHANNELS, ARE SUBJECT TO STORM WATER OVERFLOW AND NATURAL BANK EROSION TO AN EXTENT WHICH CANNOT BE DEFINITELY DERNED. THE TOWN SHALL NOT BE HELD LIABLE FOR ANY DAMAGES OF ANY NATURE RESULTING FROM THE OCCURRENCE OF THESE NATURAL PHENOMENA, OR RESULTING FROM THE FAILURE OF ANY STRUCTURE OR STRUCTURES, WITHIN THE NATURAL DRAINAGE CHANNELS, BUILDING AREAS OUTSIDE THE DRAINAGE AND FLOODWAY EASEMENT LINE SHALL BE FILLED TO A MINIMUM ELEVATION AS SHOWN ON THE PLAT. THE MINIMUM FLOOR ELEVATION FOR EACH LOT SHALL BE AS SHOWN ON THE PLAT.

THIS APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, AND REGULATIONS OF THE TOWN OF PROSPER, TEXAS.

WITNESS, MY HAND, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

BY:

BLUE STAR ALLEN LAND, L.P.  
8000 WARREN PARKWAY  
BUILDING 1, SUITE 100  
FRISCO, TEXAS 75034

BY:

NAME:

TITLE:

STATE OF TEXAS §

COUNTY OF DENTON §

BEFORE ME, THE UNDERSIGNED AUTHORITY, 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/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON: \_\_\_\_\_

SURVEYOR'S CERTIFICATE

KNOWN ALL MEN BY THESE PRESENTS:

THAT I, MARCOS A. MADRID, 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 THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

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.

MARCOS A. MADRID  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 6740  
FIRM REGISTRATION NO. 10194990  
PAPE-DAWSON CONSULTING ENGINEERS, LLC  
6105 TENNYSON PARKWAY, SUITE 210  
PLANO, TEXAS 75024  
TELE. (214) 420-8494  
EMAIL: MMADRID@PAPE-DAWSON.COM

STATE OF TEXAS §

COUNTY OF DENTON §

BEFORE ME, THE UNDERSIGNED AUTHORITY, 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/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 ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON: \_\_\_\_\_

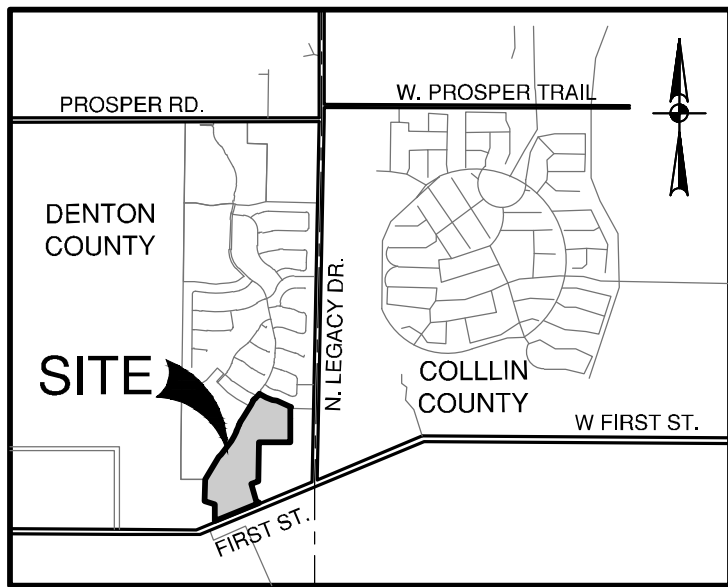
CERTIFICATE OF APPROVAL

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BY THE PLANNING & ZONING COMMISSION OF THE TOWN OF PROSPER, TEXAS

TOWN SECRETARY

ENGINEERING DEPARTMENT

DEVELOPMENT SERVICES DEPARTMENT



LOCATION MAP

FINAL PLAT OF  
STAR TRAIL, PHASE 18  
BLOCK R, BLOCK S & BLOCK X

CASE NO. DEVAPP-23-0223  
ZONED PD-66

BLOCK R, LOTS 11 - 43;  
BLOCK R, COMMON AREA LOT 18X, LOT 20X &  
LOT 21X; BLOCK S, LOTS 1-13;  
BLOCK S, COMMON AREA LOT 19X;  
BLOCK X, LOTS 1-8;  
BLOCK X, COMMON AREA LOT 17X

BEING 30.137 ACRES SITUATED IN THE LOUISA NEATHERLY SURVEY, ABSTRACT NO. 962 IN THE TOWN OF PROSPER, DENTON COUNTY, TEXAS

54 RESIDENTIAL LOTS  
5 COMMON AREA LOTS  
**PAPE-DAWSON ENGINEERS**

6105 TENNYSON PKWY, STE 210 | PLANO, TX 75024 | 214.420.8494  
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10194990

DATE OF PREPARATION: MARCH 20, 2024