

create liability on the part of the Surveyor.

NOW. THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT Mustang Texas Realty LLC, acting herein by and through its duly authorized officer, Phani Junga, Managing Director, does hereby certify and adopt this plat designating the herein above described property as MUSTANG TEXAS REALTY ADDITION. BLOCK A. LOTS 1-3. an addition to the Town of Prosper, and does hereby dedicate to the public use forever, the streets and alleys shown thereon. The Mustang Texas Realty LLC does hereby certify the

- 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
- 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 buildings, 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
- 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 public utilities being subordinate to the public's and Town of Prosper's
- 7. 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 growth 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 earess to or form 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
- 9. All modifications to this document shall be by means of plat and approved by the Town

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the

WITNESS, my hand, this the __ day of _____, 2024. Mustang Texas Realty LLC

Phani Junga and Managing Director

BEFORE ME. the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Phani Junga, 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 _____, 2024.

Notary Public ir	and	for	the	State	of	Texas
My Commission expires						

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, Timothy R Mankin, a Registered Professional Land Surveyor in the State of Texas do hereby certify that I have prepared this plat from an actual on the ground survey of the land, and the monuments shown hereon were found and/or placed under my personal supervision, in accordance with the Subdivision Regulation of the Town of Prosper, Texas

Dated this ____, 2024

PRELIMINARY-NOT TO BE RECORDED FOR ANY REASON

Registered Professional Land Surveyor

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day, , 2024, personally appeared Timothy R Mankin, 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

Notary Public in and for the State of Texas My Commission expires ______

CONVEYANCE PLAT MUSTANG TEXAS REALTY ADDITION

BLOCK A, LOTS 1-3 BEING A CONVEYANCE PLAT OF LOT 2, BLOCK A, KIDS R KIDS OF PROSPER ADDITION, ADDITION TO THE TOWN OF PROSPER, COLLIN COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN

VOL. 2014, PG. 497 OF THE OFFICIAL PUBLIC RECORDS OF COLLIN, COUNTY, TEXAS AND BEING SITUATED IN THE

WILLIAM H. THOMASON SURVEY, ABSTRACT NO. 895, TOWN OF PROSPER, COLLIN COUNTY, TEXAS 12.664 ACRES APRIL 2024

Town of Prosper Project No.: DEVAPP-24-0048