

**OWNER'S CERTIFICATE**

STATE OF TEXAS §  
 COUNTY OF COLLIN §

WHEREAS Legacy and First LP and Children's Hunger Fund are the owners of a tract of land situated in Section 12 of the Collin County School Land Survey, Abstract No. 147, Town of Prosper, Collin County, Texas and being out of a 78.483 acre tract conveyed to them by Blue Star Allen Land, L.P. and being out of a 10.5374 acre tract conveyed to them by Legacy and First, LP, respectively, and being more particularly described as follows:

BEING a 10.6003 acre (461,748 square foot) tract of land situated in Section 12 of the Collin County School Land Survey, Abstract No. 147, Town of Prosper, Collin County, Texas; said tract being part of that tract of land described in Special Warranty Deed with Vendor's Lien to Legacy and First LP recorded in Instrument No. 20200618000919920 of the Official Public Records of Collin County, Texas and part of that tract of land described in Special Warranty Deed to Children's Hunger Fund recorded in Instrument No. 202400030996 of said Official Public Records; said tract being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod with "KHA" cap set in the south right-of-way line of First Street (a variable width right-of-way); said point being the northeast corner of said Children's Hunger Fund tract;

THENCE South 00°05'50" West, departing the said south line of First Street and along the east line of said Children's Hunger Fund tract, a distance of 917.42 feet to a 5/8-inch iron rod with "KHA" cap set for the southeast corner of said Children's Hunger Fund tract;

THENCE North 89°54'09" West, along the south line of said Children's Hunger Fund tract, a distance of 616.70 feet to a 5/8-inch iron rod with "KHA" cap set for corner;

THENCE North 00°07'09" East, along the west line of said Children's Hunger Fund tract, a distance of 651.67 feet to a 5/8-inch iron rod with "KHA" cap set for corner, said iron rod being the beginning of a non-tangent curve to the left with a radius of 330.00 feet, a central angle of 12°15'36", and a chord bearing and distance of North 30°37'50" West, 70.48 feet;

THENCE in a northerly direction, departing the said west line of Children's Hunger Fund tract, with said non-tangent curve to the left, an arc distance of 70.61 feet to a 5/8-inch iron rod with "KHA" cap set for corner;

THENCE North 05°13'36" East, a distance of 38.20 feet to a 5/8-inch iron rod with "KHA" cap set for corner in the said south right-of-way line of First Street, said iron rod being the beginning of a non-tangent curve to the left with a radius of 1,145.00 feet, a central angle of 07°56'15", and a chord bearing and distance of North 44°17'01" East, 158.50 feet;

THENCE in a northeasterly direction, along the said south right-of-way line of First Street and with said non-tangent curve to the left, an arc distance of 158.62 feet to a 5/8-inch iron rod with "KHA" cap set for corner, said iron rod being the beginning of a reverse curve to the right with a radius of 1,145.00 feet, a central angle of 32°44'49", and a chord bearing and distance of North 56°41'15" East, 645.54 feet;

THENCE in a northeasterly direction, continuing along the said south right-of-way line of First Street and with said reverse curve to the right, an arc distance of 654.41 feet to the POINT OF BEGINNING and containing 461,748 square feet or 10.6003 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT Legacy and First LP and Children's Hunger Fund acting herein by and through their duly authorized officers, do hereby certify and adopt this plat designating the herein above described property as CHILDREN'S HUNGER FUND PROSPER, BLOCK A, LOT 1, an addition to the Town of Prosper, and do hereby dedicate to the public use forever, the streets and alleys shown thereon. The Legacy and First LP and Children's Hunger Fund do herein 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 for 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 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, this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

BY: \_\_\_\_\_  
 Authorized Signature Printed Name and Title

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 \_\_\_\_\_  
 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 \_\_\_\_\_, 2024.

\_\_\_\_\_  
 Notary Public, State of Texas

**SURVEYOR'S CERTIFICATE**

That I, Michael Cleo Billingsley, do 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 \_\_\_\_\_, 2024.

\_\_\_\_\_  
 Michael Cleo Billingsley  
 Registered Professional Land Surveyor  
 No. 6558

**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

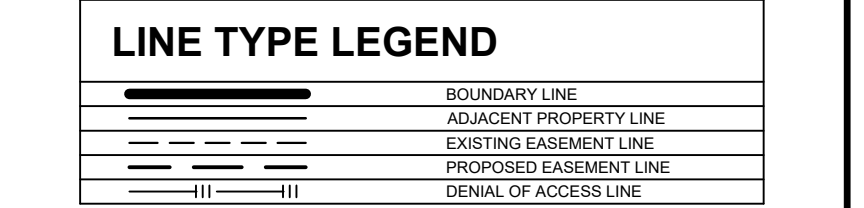
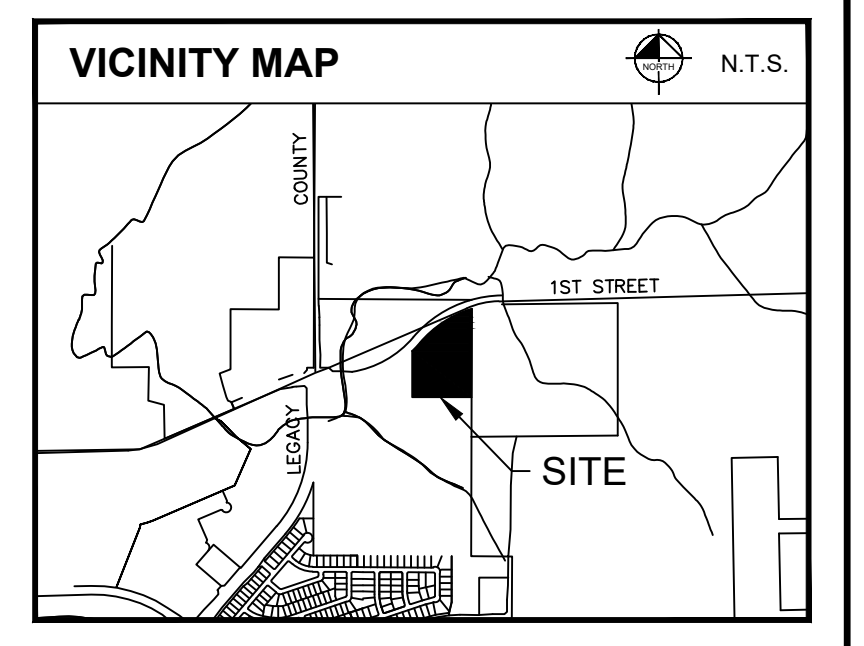
STATE OF TEXAS §  
 COUNTY OF COLLIN §

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 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.

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 Notary Public, State of Texas

**LEGEND**  
 P.O.B. = POINT OF BEGINNING  
 IRSC = 5/8" IRON ROD SET WITH A CAP STAMPED "KHA"  
 Δ = DELTA  
 R = RADIUS  
 L = ARC LENGTH  
 CB = CHORD BEARING  
 C = CHORD DISTANCE  
 W.E. = WATER EASEMENT



**NOTES**

- The bearing system for this survey is based on the Texas Coordinate System of 1983 (2011), North Central Zone 4202 based on observations made on April 17, 2023 with an applied combined scale factor of 1.00012.
- The grid coordinates shown hereon are based on the Texas Coordinate System of 1983, North Central Zone 4202, no scale and no projection.
- All corners hereon are 5/8" iron rod set with a cap stamped "KHA" unless noted otherwise.
- According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48085C0230J, for Collin County, Texas and incorporated areas, dated June 2, 2003, this property is located within Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain". If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.
- The purpose of this final plat is to dedicate easements, dedicate right-of-way and create Lot 1 as shown hereon.
- Selling a portion of any lot within this addition by metes and bounds is a violation of state law and city ordinance and is subject to fines and withholding of utility services and building permits.
- All right-of-way dedicated in fee simple to the Town of Prosper.
- No floodplain exists on the site.
- Landscape easements are exclusive of other easements unless otherwise approved by the Town.

**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.

**FIRE LANE EASEMENT**

The undersigned covenants and agrees that he (they) shall construct upon the fire lane easements, as dedicated and shown hereon, a hard surface paved in accordance with Town standards and that he (they) shall maintain the same in a state of good repair at all times and keep the same free and clear of any structures, fenced trees, shrubs, or other improvements or obstruction, including but not limited to the parking, loading, or unloading of motor vehicles, trailers, boats, or other impediments to the access of fire apparatus. The maintenance of pavement in accordance to Town standards of the fire lane easements is the responsibility of the owner, and the owner shall post and maintain signage in accordance to Town standards in conspicuous places along the fire lanes, stating "Fire Lane, No Parking". The police or their duly authorized representative is hereby authorized to cause such fire lanes and utility easements to be maintained free and unobstructed at all times for fire department and emergency use.

**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.

**STREET EASEMENT**

The area or areas shown on the plat as "Street Easement" are hereby given and granted to the Town of Prosper (Called "Town") its successors and assigns, as an easement to construct, reconstruct, operate, repair, re-build, replace, relocate, alter, remove and perpetually maintain street and highway facilities, together with all appurtenances and incidental improvements, in, upon and across certain real property owned by Grantor. Appurtenances and incidental improvements include, but are not limited to, curbs, gutters, inlets, aprons, traffic signs with or without attached flashing lights, guard rails, sidewalks, buried conduits, buried Town utilities, and underground franchise utilities. Street Easements shall remain accessible at all times and shall be maintained by the Owners of the lot or lots that are traversed by, or adjacent to the Street Easement. After doing any work in connection with the construction, operation or repair of the street and highway facilities, the Town shall restore the surface of the Street Easements as close to the condition in which it was found before such work was undertaken as is reasonably practicable, except for trees, shrubs and structures within the Street Easement that were removed as a result of such work.

**CERTIFICATE OF APPROVAL**  
 APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 2024, by the PLANNING & ZONING COMMISSION of the Town of Prosper, Texas.

\_\_\_\_\_  
 Town Secretary  
 \_\_\_\_\_  
 Engineering Department  
 \_\_\_\_\_  
 Development Services Department

**FINAL PLAT**  
**CHILDREN'S HUNGER FUND PROSPER**  
**BLOCK A, LOT 1**  
**DEVAPP-24-0063**  
**10.6003 ACRES**  
**PART OF SECTION 12, COLLIN CO. SCHOOL**  
**LAND SURVEY, ABSTRACT No. 147**  
**TOWN OF PROSPER, COLLIN COUNTY, TEXAS**

**Kimley»Horn**  
 801 Cherry Street, Unit 11, # 1300 FIRM # 10194040  
 Fort Worth, Texas 76102 Tel. No. (817) 335-6511  
 www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	GRW	MCB	7/18/2024	064649001	1 OF 1