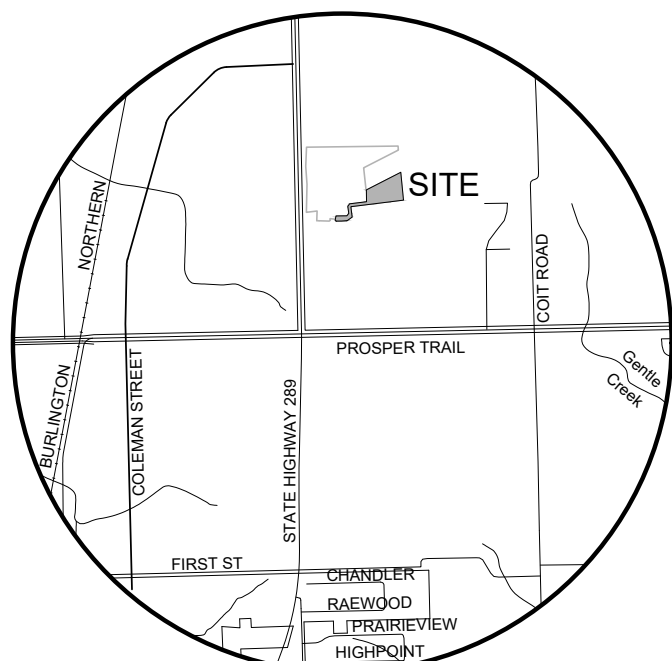
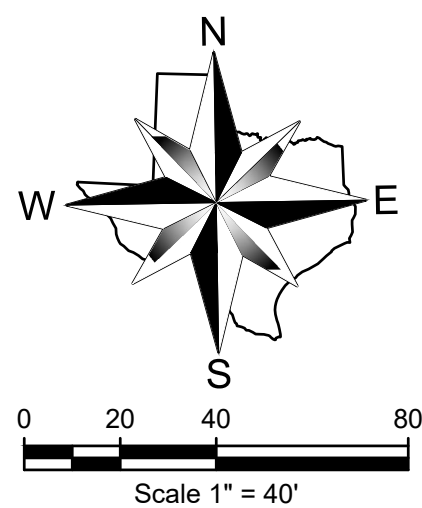


ABBR.	DEFINITION
CC#	County Clerk's Instrument No.
CIRF	Iron rod found with plastic cap (as noted)
CIRS	1/2" Iron rod w/cap red plastic cap stamped "W.A.I. 5714" set
CM	Controlling Monument
IRF	Iron rod found
MAG	Mag-nail set with washer stamped "W.A.I. 5714"
PKF	PK nail found
PKS	PK nail set
XCF	"X" cut in concrete found
XCS	"X" cut in concrete set
F.A.D.&U.E.	Firelane, Access, Drainage, & Utility Easement
S.S.E.	Sanitary Sewer Easement
W.M.E.	Wall Maintenance Easement
W.E.	Water Easement
O.P.R.C.C.T.	Official Public Records, Collin County, Texas
D.R.C.C.T.	Deed Records, Collin County, Texas



VICINITY MAP
NOT TO SCALE



GENERAL NOTES:

1. **Notice:** Selling a portion of this addition by metes and bounds is a violation of city ordinance and state law and is subject to fines and withholding of utilities and building permits.
2. All easements are to be dedicated with the filing of this plat unless noted with Collin County Clerk's recording information. The Town shall have no responsibility or liability to the Owner for any maintenance and upkeep of the drainage easement, the adjacent structure or for any costs associated with the maintenance and upkeep.
3. The Town shall have the authority to remove and keep removed any structures or obstacles within the drainage easement that prevent the normal flow of storm water runoff from the upstream basin.
4. The owner shall be permitted to have the existing structure traverse the drainage easement in its current state as of the date of the recording of this plat. The Town shall not be liable or responsible for damage to this structure or any adjacent structure due to its proximity to the drainage easement, and Owner hereby releases the Town from any liability related thereto.
5. **Purpose statement:** The purpose of this plat is to create a single lot for the existing home and its adjoining property and to replat Lot 1, Block B, The Montclair for future development.

FLOOD NOTE

According to the Federal Emergency Management Agency, Flood Insurance Rate Map Community Panel No. 48085C0245K, dated June 7, 2017, this property is within Flood Zone X.

Zone X - Areas determined to be outside the 0.2% annual chance floodplain.

This flood statement does not imply that the property and/or the structure 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.

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CH. L	CH. B
C1	5°18'54"	1.159.50'	107.56'	107.52'	S87°34'54"W
C2	8°19'57"	275.00'	39.99'	39.96'	N07°41'59"E
C3	6°43'41"	325.00'	38.16'	38.14'	N08°29'03"E
C4	42°58'42"	32.35'	24.27'	23.80'	S29°00'07"E
C5	28°26'18"	25.61'	12.71'	12.58'	N79°13'11"E
C6	55°18'07"	13.46'	12.99'	12.49'	S34°45'13"W

LINE TABLE

LINE #	BEARING	DISTANCE
L1	S55°02'25"W	63.23'
L2	N43°30'45"W	13.89'
L3	N11°51'43"E	40.50'
L4	N07°10'17"W	5.48'
L5	N32°53'39"E	32.03'
L6	S62°52'03"W	3.97'
L7	N38°39'01"E	31.36'
L8	N22°24'08"W	17.39'
L9	N28°11'50"W	19.63'
L10	N60°17'43"E	15.64'
L11	N18°46'29"W	13.44'
L12	S66°09'28"W	25.68'
L13	S87°58'17"W	31.42'
L14	N18°12'37"W	25.20'
L15	N19°58'48"W	11.49'
L16	N69°00'21"E	13.41'
L17	N14°43'00"E	3.41'

LINE TABLE

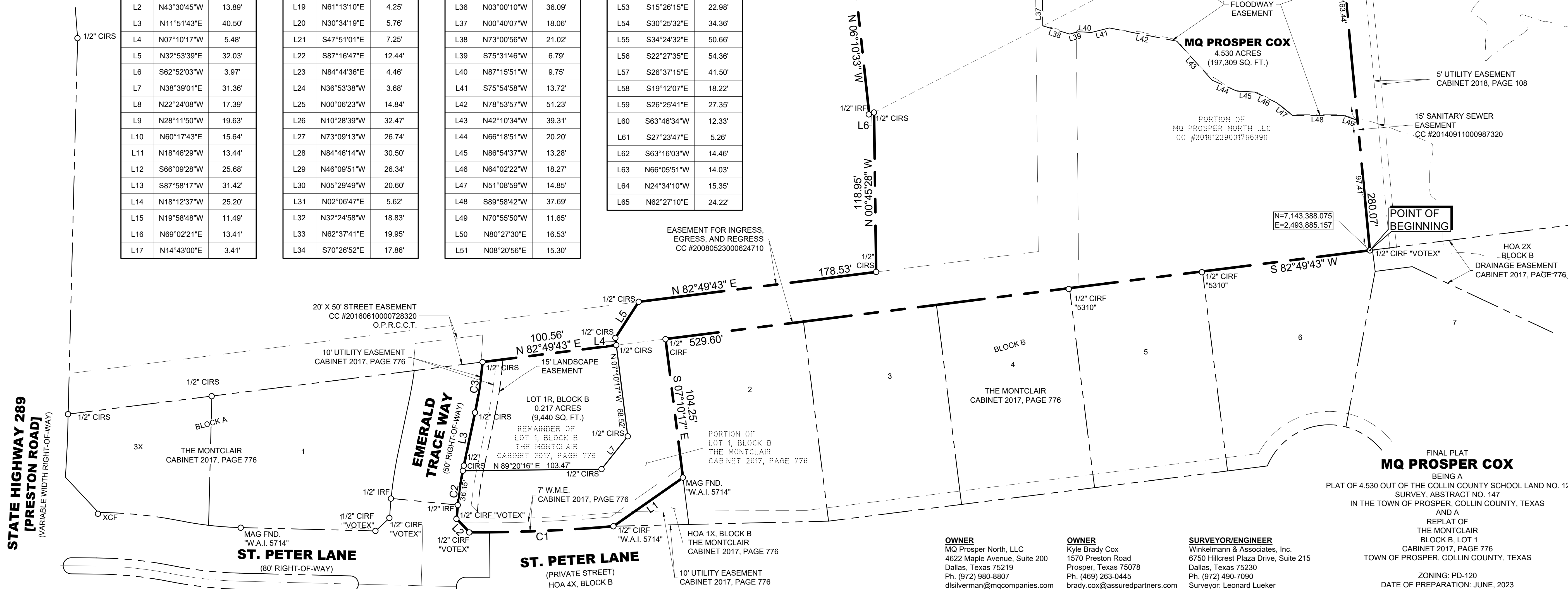
LINE #	BEARING	DISTANCE
L18	N46°48'54"W	10.80'
L19	N61°13'10"E	4.25'
L20	N30°34'19"E	5.76'
L21	S47°51'01"E	7.25'
L22	S87°16'47"E	12.44'
L23	N84°44'36"E	4.46'
L24	N36°53'38"W	3.68'
L25	N00°06'23"W	14.84'
L26	N10°28'39"W	32.47'
L27	N73°09'13"W	26.54'
L28	N84°46'14"W	30.70'
L29	N46°09'51"W	26.34'
L30	N05°29'49"W	20.60'
L31	N02°06'47"E	5.62'
L32	N32°24'58"W	18.83'
L33	N62°37'41"E	19.95'
L34	S70°26'52"E	17.86'

LINE TABLE

LINE #	BEARING	DISTANCE
L35	S84°20'43"E	35.60'
L36	N03°00'10"W	36.09'
L37	N00°40'07"W	18.06'
L38	N73°00'56"W	21.02'
L39	S75°31'46"W	6.79'
L40	N87°15'51"W	9.75'
L41	S75°54'58"W	13.72'
L42	N78°53'57"W	51.23'
L43	N42°10'34"W	39.31'
L44	N66°18'51"W	20.20'
L45	N86°54'37"W	13.28'
L46	N64°02'22"W	18.27'
L47	N51°08'59"W	14.85'
L48	S89°58'42"W	37.69'
L49	N70°55'50"W	11.65'
L50	N80°27'30"E	16.53'
L51	N08°20'56"E	15.30'

LINE TABLE

LINE #	BEARING	DISTANCE
L52	S61°26'28"E	15.92'
L53	S15°26'15"E	22.98'
L54	S30°25'32"E	34.36'
L55	S34°24'32"E	50.66'
L56	S22°27'35"E	54.36'
L57	S26°37'15"E	41.50'
L58	S19°12'07"E	18.22'
L59	S26°25'41"E	27.35'
L60	S63°46'34"W	12.33'
L61	S27°23'47"E	5.26'
L62	S63°16'03"W	14.46'
L63	N66°05'51"W	14.03'
L64	N24°34'10"W	15.35'
L65	N62°27'10"E	24.22'



OWNER
MQ Prosper North, LLC
4622 Maple Avenue, Suite 200
Dallas, Texas 75219
Ph. (972) 980-8807
dlsilverman@mqcompanies.com

OWNER
 Kyle Brady Cox
 1570 Preston Road
 Prosper, Texas 75078
 Ph. (469) 263-0445
 brady.cox@assuredpartners.com

SURVEYOR/ENGINEER
Winkelmann & Associates, Inc.
6750 Hillcrest Plaza Drive, Suite 215
Dallas, Texas 75230
Ph. (972) 490-7090
Surveyor: Leonard Lueker
Engineer: Brian Umberger

FINAL PLAT
MQ PROSPER COX
BEING A
PLAT OF 4.530 OUT OF THE COLLIN COUNTY SCHOOL LAND NO. 12
SURVEY, ABSTRACT NO. 147
IN THE TOWN OF PROSPER, COLLIN COUNTY, TEXAS
AND A
REPLAT OF
THE MONTCLAIR
BLOCK B, LOT 1
CABINET 2017, PAGE 776
TOWN OF PROSPER, COLLIN COUNTY, TEXAS

ZONING: PD-120
DATE OF PREPARATION: JUNE, 2023
TOWN OF PROSPER CASE NO. DEVAPP-23-0107

[illegible]

**Winkelmann
& Associates, Inc.**

7550 HILLCREST PLAZA DRIVE, SUITE 215
DALLAS, TEXAS 75230
CONSULTING CIVIL ENGINEERS ■ (972) 372-1020
Texas Engineers Registration No. 89
Texas Surveyors No. 10086600 Expires 12/31/2020

COLLIN COUNTY SCHOOL LAND NO. 12 SURVEY,
ABSTRACT NO. 147
TOWN OF PROSPER, COLLIN COUNTY TEXAS

ROSPER, COLLIN COUNTY, TEXAS
 Q PROSPER NORTH, LLC
 MAPLE AVENUE, SUITE 200
 DALLAS, TEXAS 75219

MQ PROSPER COX
BLOCK A, LOT 1, & BLOCK B, LOT 1R

23

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File: 34271.0A-FPLT

Project No. : 34271

SHEET

1
OF
2

